



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: Patio and retaining wall

Street Location: 14 MCDOUGAL DR

Zoning District: R-5 Tax ID: 122.12-4-30 Application No.: 2020-2819

RPRC DECISION: RPRC - Requires ZBA

Date: 10/20/2020

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 submitted gross land coverage calculations worksheet is not correct. The existing house is 30.5 feet from the front property line. Therefore, the bonus land coverage is 0.5 feet not 6.2 feet.
- Based upon the submitted gross land coverage calculations worksheet, the site is 55 square feet above the maximum permitted amount of gross land coverage. The amount of gross land coverage should be reduced to comply with the Town Code or the Applicant will need to seek a gross land coverage area variance from the Zoning Board of Appeals.
- The relocated shed does not meet the rear yard setback of 15 feet (half the required 30 foot setback for a principal structure). The shed should be relocated so that it complies with the Town Code or the Applicant will need to seek a variance from the Zoning Board of Appeals.
- The relocated shed does not meet the side yard setback of 4.5 feet (half the required 9 foot setback for a principal structure). The shed should be relocated so that it complies with the Town Code or the Applicant will need to seek a variance from the Zoning Board of Appeals.
- The proposed terrace is located directly adjacent to the side property lines. Pursuant to Section 355-15.A of the Town Code, "...such terrace shall not project into any yard to a point closer than five feet from any lot line." The patio should be reconfigured so that it complies with the Town Code or the Applicant will need to seek a variance from the Zoning Board of Appeals.

- The gross land coverage calculations worksheet indicates a total of 2,814.9 square feet of gross land coverage while the gross land coverage chart on the site plan indicates 2,832.5 in one location and 2,630.4 in another. The data should be coordinated and corrected as necessary.
- 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 proposed removals should be included in the limit of disturbance.
- Provided top and bottom wall elevations.
- Provide construction details for the walls.
- The Town typically requires the mitigation of the net increase in runoff generated by the 25-year storm. Backup calculations should be provided that demonstrate how much storage the planting bed provides.
- The existing shed appears to be relocated. The access to the shed once the planting bed is created should be clarified.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, tree protection, construction sequence, etc. Provide details.

At this time, you must submit a building permit application directly to 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