



# 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  
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[www.northcastleny.com](http://www.northcastleny.com)

## RPRC DETERMINATION LETTER

Project Description: New single bay detached garage (connected to principal structure via roof overhang),  
patio, interior renovation

Street Location: 21 COWDRAY PARK DR

Zoning District: R-2A Tax ID: 102.03-2-27 Application No.: 2020-2719

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 08/07/2020

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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 site plan should be revised to include a zoning conformance chart.
- Demonstrate that the new garage is less than 25% of the gross floor area of the principal structure.
- Demonstrate that the height of the new garage is less than 15 feet (average grade to midpoint of roof).
- The proposed gross floor area as calculated on the gross floor area calculations worksheet does not appear to be correct. Adding all of the lines yields 20,687 square feet (still below the maximum amount permitted).
- The plan shall illustrate all existing improvements (patios, walks, drives, pool, septic, well, drainage, infiltration, etc.) and clarify the limits of those features to be removed.
- 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 demolition should be included in the limit of disturbance.
- The locally-regulated 100' wetland buffer should be illustrated on the plan. Disturbance within the buffer will require a Wetland Permit.



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- It appears the property is located in the FEMA 100-year Floodplain. Disturbances on the property will require a Floodplain Development Permit from the Building Department.
- 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 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 the Town Engineer to schedule the testing.
- 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.
- 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.

At this time you may file a building permit application 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