



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: GOLDSMITH - Addition

Street Location: 25 WINDMILL RD

Zoning District: R-1A Property Acreage: 1.45 Tax ID: 101.04-3-58

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: May 7, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 7, 2019.

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 floor plans shall be submitted to the Westchester County Department of Health to determine whether the proposed addition would require modifications to the existing septic system.
- The submitted site plan does not accurately depict existing conditions (driveway, patios, walkways, etc.). The plan shall be revised and the gross land coverage worksheet updated as necessary.
- The site plan shall be revised to depict a 40 foot required rear yard setback for the R-1A Zoning District.
- The site plan shall be revised to depict a zoning conformance chart.
- The Applicant shall submit gross floor area and gross land coverage backup data for review.
- 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 survey shall be updated to show the additional gravel driveway. The gross land coverage calculations shall be updated.
- Provide construction details for all proposed improvements, including the 4'x4' stone slab and silt fence.
- 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.
- Include erosion control measures on the plan, including silt fence. 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.
- All plans shall be signed and sealed by the Licensed Design Professional.

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