



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: Proposed second story addition and renovations to existing single family dwelling
Street Location: 3 EVERGREEN ROW
Zoning District: R-1A Tax ID: 101.02-3-54 Application No.: 2020-2457
RPRC DECISION: RPRC - Requires ARB
Date: 03/03/2020

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

The Committee determined that Architectural Review Board approval of the proposed project is REQUIRED.

In addition, the following issues will need to be addressed prior to the issuance of a building permit:

- The Applicant should give consideration to creating a larger porch along the front elevation (the length of the main portion of the house?)
- The Applicant should submit gross floor area backup information for review.
- The submitted future pool should be removed from the site plan if not proposed at this time.
- It is noted that the depicted future pool does not meet the minimum 40 foot year yard setback (pools and appurtenances are required to meet the setback for principal structures). The corresponding Coverage Calculation Worksheet should be revised to remove the pool.
- The site plan should depict all Town-regulated tree removal. If no tree removal is proposed, a note stating such should be added to the plan.
- The Applicant should submit a building height exhibit for review.
- The Applicant should submit a maximum exterior wall height exhibit for review.
- The plan shall illustrate existing topography and any proposed grading, including spot grades as appropriate.

- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for review of the proposed bedroom count and/or additional floor area and whether modifications or upgrades to the existing septic system are required.
- 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 invert elevations for all drainage facilities. The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Provide details.
- 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, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc.
- The plan should clarify the contributing roof area that drains to the proposed infiltration. Show any required modifications to the roof leader system.
- Provide a walkway construction 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