



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: Legalization of Interior and associated exterior site improvements
Street Location: 4 GINA LN
Zoning District: R-2A Tax ID: 102.01-2-81 Application No.: 2020-2608
RPRC DECISION: RPRC - Requires Planning Board
Date: 06/17/2020

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 REQUIRED.

In addition, it is recommended that the following issued be addressed with the submission to the Planning Board:

- Depict existing elevation without chimney and proposed (built) chimney on site plan and elevations.
- Depict existing elevation without portico and proposed (built) portico on site plan and elevations.
- Depict existing roof elevation and proposed (built) dormers on elevation.
- Depict existing site plan and elevation pre deck construction and post deck construction.
- Depict existing driveway configuration and proposed (built) driveway configuration.
- Depict on site plan existing pool location and proposed regrading to eliminate pool (built).
- Depict on site plan location of existing trees and proposed trees to be removed (already removed).
- Depict on site plan existing topography and proposed regrading (already regraded).
- The submitted gross land coverage and gross floor area worksheets should be revised to depict all additional gross floor area and gross land coverage that did not receive approvals as proposed.
- Generally, the plans and elevations need to be revised to clearly depict existing and proposed conditions. Proposed conditions are any changes to the site or building that were completed without the necessary approvals from the Town.

- Pursuant to Section 308-25.C of the Town Code, trees removed without a permit shall be subject to a tree replacement plan approved by the Planning Board.
- The previously approved plans included the removals of the pool and installation of the septic system. The status of any previously approved improvements should be clearly indicated on the current plan.
- The previously approved site plan included an infiltration trench along the eastern side of the garage. It appears the driveway has been expanded in the same area. It should be clarified how the storm runoff from the site will be collected and treated.
- There is an existing drain inlet in the driveway, which was not part of the previously approved site plan. The invert and pipe information should be shown, including the discharge point.
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- The previously approved plan included reconstructing the driveway curb cut to improve sight distances. The applicant should clarify if this improvement is still proposed. If not, the prior approval should be voided by the Building Department.
- 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.

At this time you may coordinate directly with the North Castle Planning Board. If you would like to further discuss this matter, please do not hesitate to contact the Planning Department.

Adam R. Kaufman, AICP
Director of Planning