



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: Rear addition (12') to existing detached 2-car garage. Remove existing roof and replace with gable roof to match existing main house roof pitch

Street Location: 505 BEDFORD RD

Zoning District: R-2A Tax ID: 101.04-2-38 Application No.: 2020-2505

RPRC DECISION: RPRC - Requires ZBA

Date: 04/07/2020

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 floor area worksheet and gross land coverage worksheet indicate an accessory structure footprint of 1,020 square feet. However, the floor plans for the garage appear to be much smaller than 1,000 square feet. The plans and worksheets shall be coordinated. It is noted that any accessory structure over 800 square feet requires the issuance of a Planning Board special use permit.

The site plan should dimension the proposed distance from the garage addition to the side property line. It appears that the addition would not meet the minimum required side yard setback and a variance from the Zoning Board of Appeals would be required. The Building Department should also confirm whether a front yard variance would be required.

The site plan should be revised to dimension the terrace to the side property line. The terrace can't be located closer than 5 feet to the property line.

The Applicant should provide a building height analysis (average grade to roof midpoint). The height is required to be less than 15 feet in height.

The Applicant should provide gross land coverage backup information The Applicant should provide gross floor area backup information.

The Town Engineer should confirm the depicted wetland boundary.

The plans shall include a north arrow.



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The plan shall include a Bulk Zoning Compliance Table and illustrate and dimension all required minimum yard setbacks.

The plan shall illustrate existing topography and any proposed grading including spot grades as appropriate.

Provide construction details for all proposed improvements, including, but not limited to stormwater mitigation, pavement restoration, walkways, patio, erosion controls, etc.

The plan shall illustrate the location of the existing septic absorption fields. Demonstrate that the minimum required WCHD setbacks to the infiltration system/domestic well and proposed improvements are met.

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.

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.

Provide rims, inverts, size and material for all drainage facilities. Provide details.

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, tree protection, construction sequence, etc. Provide details.

The plans show improvements being made to the existing driveway. The plans shall note and illustrate that all curb cuts shall be 18' maximum width. We would recommend creating a lawn area to provide separation from the neighbor's driveway.

The Applicant shall obtain any necessary permits from the NYSDOT for any driveway work within the ROW.

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.



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