



# 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 Description:** Bedroom & Kitchen addition to single family home. Front entrance addition to increase size of foyer and front porch. Addition of a carport accessory structure including some related modifications to driveway. Conversion of existing attached garage to habitable space. Conversion of pre-existing bedroom to playroom/office. There will be no net change in bedrooms.

**Street Location:** 7 WOODLAND CT

**Zoning District:** R-2A **Tax ID:** 95.01-2-23 **Application No.:** 2020-3220

**RPRC DECISION:** RPRC - Submit to Building Department

**Date:** 12/15/2020

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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 does not depict any Town-regulated tree removal. A note stating such should be added to the plans. If Town-regulated tree removal is proposed, additional review by the RPRC will be required.
- The Building Department will need to determine whether the proposed carport is an addition to the house that requires a full side yard setback or whether the carport is an accessory structure. If deemed part of the principal structure, the Applicant will need to secure a side yard variance from the ZBA.
- The site plan should be revised to depict the carport driveway access aisle depth. The maneuvering lane should be a minimum of 25 feet in depth, but 30 feet is recommended since the driveway will be used actively and will make access much more pleasant.
- The Building Department will need to determine whether Westchester County Health Department review of the plans and septic system is required.
- The plan shall include a Bulk Zoning Compliance Table.

- It appears the site contains slopes exceeding 25% within locally-regulated wetland. As such, the wetland buffer shall extend to 150 feet or to the top of the slope, whichever comes first, as per Section 304-3 "wetland, water body, and watercourse buffer (adjacent area)" of the Town Code.
- 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.
- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well and stormwater mitigation system will be maintained.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- 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, soil stockpile, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.

**At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit application directly to 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