



# 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 Name: DAVIS - Garage

Street Location: 9 BANKSVILLE RD

Zoning District: R-2A Property Acreage: 3.23 Tax ID: 108.02-2-73

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: July 18, 2019

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 16, 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 Town's GIS depicts a stream along the eastern property line. The Town Engineer shall confirm that a wetlands permit is not required. Should the garage be located in a Town-regulated wetland or wetland buffer the Applicant shall be required to obtain Planning Board site plan approval prior to the issuance of a building permit.
- The Applicant should submit gross land coverage backup data for review.
- The submitted GLC worksheet is not correct. The maximum permitted amount of GLC for a 3.218 acre lot is 17,249. The existing house is located 124 feet from the front lot line (not 126), which increases the maximum permitted amount of GLC to 18,489 square feet.
- The submitted GFA worksheet is not correct. The maximum permitted amount of GFA for a 3.218 acre lot is 12,244 square feet.
- The Applicant should submit gross floor area backup data for review.
- The site plan shall be revised to depict existing topography and proposed grade elevations.
- The Application indicates proposed tree removal, but the site plan does not depict the location of such removal. The site plan shall be revised to depict any proposed Town-regulated tree removal. The plans should be revised to depict all Town-regulated trees within the proposed area of disturbance and their removal status.
- The site plan should be revised to depict the location of the existing septic system and on-site well.
- The submission contains two sets of slightly different building elevations. The plans shall be coordinated to only depict one set of proposed elevations.

- The plan should clarify if there are any proposed driveway expansions.
- The plan should include dimensions of the existing driveway to demonstrate vehicle access to the new garage.
- The plan shall illustrate existing topography and any proposed grading, including spot grades, as appropriate.
- The plan should clarify if the existing carport will be removed or relocated.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, pavement restoration, walkways, erosion controls, etc.
- 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 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 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.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- 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. Provide details.

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