



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: Addition greater than 1,000 sqft
Street Location: 16 DAVIS DR
Zoning District: R-2A Tax ID: 94.04-2-49 Application No.: 2023-0911
RPRC DECISION: RPRC - Requires Planning Board
Date: 01/05/2024

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**.

The following issues will need to be addressed prior to submission of an application to the Planning Board:

- The Applicant has received a notice of violation for site disturbance without a permit. In addition, the Town Engineer has determined that over 100 c.y. of fill has been imported to the site. The Applicant will need to obtain a fill permit pursuant to Chapter 161 of the Town Code.
- The Applicant shall immediately install erosion and sediment control measures. Upon installation the Applicant shall notify the Building Department for inspection.
- The application should submit a site plan that depicts the property lines, proposed dimensions from new features to adjacent property lines, location of new pool pergola, and the inclusion of a zoning conformance table depicting the minimum requirements of the R-2A Zoning District and the plan's compliance with the minimum requirements.
- The setback of the house that is beyond the front yard setback is not measured correctly. The distance should be measured as a straight line from the 50 foot front yard setback to the portion of the house located closest to the road.



- Elevations/details of the proposed parking pergola should be submitted. Building Height should be depicted. Elevations/details of the proposed pool pergola should be submitted. Building Height should be depicted.
- The submitted house floor plans and/or elevations should be revised to clearly depict existing and proposed conditions. All proposed elevations should include Building Height (average grade to weighted roof midpoint) and Maximum Exterior Wall Height (lowest grade to weighted roof midpoint). The maximum permitted Building Height in the R-2A is 30 feet.
- The applicant should 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.

At this time, you must submit a site plan application to the Planning Board.

DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.

If blasting or rock chipping is proposed, a permit pursuant to Chapter 122 is required.

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