



# 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: Second and Third Story Additions  
Street Location: 1 ROCKWOOD PL  
Zoning District: R-3/4A Tax ID: 107.02-4-2 Application No.: 2020-3273  
RPRC DECISION: RPRC - Requires ARB  
Date: 01/19/2021

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Architectural Review Board approval of the proposed project is **REQUIRED**.

In addition, the following issues will need to be addressed prior to the issuance of a building permit:

- The Building Department shall determine whether the level above the second story would be considered a full story or 1/2 story. If it is determined to be a fully story, the Applicant will need to seek a variance for the third story as a 2 and 1/2 story maximum is permitted in the R-3/4A Zoning District
- The depicted building height on the plans does not match the height identified on the Zoning Chart. The Applicant should address this issue and demonstrate that the proposed building height complies with the Town Code to the satisfaction of the Building Department.
- The plans should be referred to the Westchester County Department of Health regarding the adequacy of the existing septic 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 location and results shall be shown on the plan. Contact this office to schedule the testing. Provide rim, inverts, size, and material for all drainage facilities. Provide details.
- It appears the proposed location of the overflow pop up emitter will allow runoff to drain towards the dwelling. It is recommended that the overflow pop up emitter be installed in the front yard of the dwelling. The plan shall demonstrate the overflow to discharge to a stabilize outfall.
- 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 location 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, tree protection, erosion control blankets, construction sequence, etc. Provide details.
- Show the location of the existing septic primary and expansion area on the plan. The plan shall show the septic system to be cordoned off during construction.

**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