



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: House Addition, Alterations, Gazebo and Detached Garage
Street Location: 115 ROUND HILL RD
Zoning District: R-2A Tax ID: 109.01-1-36 Application No.: 2021-0099
RPRC DECISION: RPRC - Submit to Building Department
Date: 02/16/2021

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 Application materials indicating that the property is served by municipal water and sewer is incorrect. The property is served by well and septic. The site plan should be revised to depict the location of the existing well and septic system. The site plan should be revised to indicate any improvements to the septic system required for the proposed bedroom, if any. The plans will need to be referred to the Westchester County Department of Health regarding the adequacy of the existing septic system. Any septic system improvements will need to be reviewed by the RPRC.
- The site plan should be revised to depict the location of the two required off-street parking spaces (one is in proposed garage).
- The Applicant should submit GFA and GLC backup information for review.
- The Applicant will need to submit exhibits demonstrating that each detached accessory structure is no more than 25% of the GFA of the principal building.
- The plan shall illustrate existing topography and any proposed grading, including spot grades, as appropriate.
- The plan shall include a detail for the new gravel driveway.
- Provide a copy of the WCHD Approval for the proposed modifications to the on-site wastewater treatment system and drilled well.

- 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.
- 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.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- 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.
- The plan shall illustrate all trees eight (8) inches dbh or greater located within and ten (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, construction sequence, etc. Provide details.
- Disturbance of over 5,000 s.f. will require an Erosion Control SWPPP in accordance with Chapter 267 - Stormwater Management of the Town Code.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area 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