



# 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 over 1,000  
Street Location: 155 HICKORY KINGDOM RD  
Zoning District: R-4A Tax ID: 95.02-2-32 Application No.: 2021-0173  
RPRC DECISION: RPRC - Submit to Building Department  
Date: 03/16/2021

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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 depicts a generator in the front yard. Pursuant to 355-15.Q of the Town Code, when generators are located in the front yard they are required to be setback three times the distance required for a principal structure. In this case, a front yard setback of 225 is required. As proposed, the generator does not appear to meet the minimum setback requirement. The generator should be relocated or the Applicant will need to seek a variance from the Zoning Board of Appeals.
- The plan shall illustrate any proposed grading including spot grades as appropriate.
- 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.
- The plan shall illustrate how the runoff generated from the proposed asphalt will be collected and discharged into the proposed infiltration system.
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for review of the proposed bedroom count and/or additional floor area and whether modifications or upgrades to the existing septic system are required.

- If needed, provide a copy of the WCHD Approval for the proposed modifications to the on-site wastewater treatment system. The septic plan shall be coordinated with proposed site plan.
- The site contains a locally-regulated wetland. The applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field.
- 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.
- Disturbance of over 5,000 s.f. will require an Erosion Control SWPPP in accordance with Chapter 267 - Stormwater Management of the Town Code.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, construction sequence, etc.
- The proposed silt fence shall be shown to be parallel with either existing or proposed grading down gradient of any proposed site improvements. The plan shall be revised accordingly.
- 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.
- Show the location of the existing septic primary area 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