



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: Shed 16' x 30' Accessory Structure
Street Location: 2 HARDSCRABBLE CIR
Zoning District: R-1A Tax ID: 101.02-3-40 Application No.: 2021-0203
RPRC DECISION: RPRC - Submit to Building Department
Date: 04/06/2021

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 GLC Worksheet states a total of 9,437 sf; however, totaling each line results in a sum of 9,917 sf. The worksheet should be corrected.
- The Applicant should submit gross land coverage and gross floor area backup exhibits for review.
- The elevations should be revised to depict proposed building height.
- As shown, the plan shows the area of the proposed shed to be 420 s.f., while the stormwater calculation shows it to be 480 s.f. The plan and stormwater calculations shall be coordinated and revised accordingly.
- As shown, the provided stormwater calculations appear to conclude the existing infiltration system will have sufficient volumetric capacity to accommodate the runoff discharge from the proposed shed. It appears the stormwater runoff from the proposed shed will be greater than stated in the stormwater calculations. The stormwater calculations shall be revised for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details for any extra stormwater mitigation.
- The plan shall note that disturbance limits shall be staked in the field prior to construction.
- The site plan should be revised to contain a note stating that no trees are proposed to be removed.
- The plan shall illustrate the location of the proposed stockpile.

- The plan shall include construction sequencing.
- The plan shall note the source of the base topographic survey.

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