



# 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: Covered patio

Street Location: 94 COX AVE

Zoning District: R-10 Tax ID: 108.01-2-55 Application No.: 2021-0347

RPRC DECISION: RPRC - Requires ZBA

Date: 05/04/2021

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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 Applicant will be required to obtain a Gross Floor Area variance of 621 square feet from the Zoning Board of Appeals.
- The site plan should include an elevation of the proposed covered patio.
- The site plan notes that the existing wood steps are proposed to be modified. The plans should depict the proposed modification.
- The plan shall illustrate existing topography and any proposed grading, including spot grades, as appropriate.
- The plan shall illustrate and dimension all required minimum yard setbacks.
- The plan shall illustrate the location of the existing infiltration system.
- 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.
- Depending on the stormwater mitigation system proposed, the applicant may be required to 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.

- If required, the plan shall demonstrate that all required separation distances between the stormwater mitigation system and the drilled well have been maintained.
- 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 include the following details:
  - Patio Section Detail
  - Silt Fence Detail
- The plans shall include a note indicating the source of the survey and topographic data, including the referenced datum, utilized for the development of the plan.

**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