



# 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  
Street Location: 34 STARKEY RD  
Zoning District: R-1/2A Tax ID: 123.05-1-53 Application No.: 2021-0770  
RPRC DECISION: RPRC - Requires ZBA  
Date: 08/17/2021

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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 proposal exceeds the maximum permitted amount of Building Coverage. The Applicant will need to obtain a variance from the Zoning Board of Appeals.
- The lot contains an existing dwelling. The current proposal appears to add a second dwelling to the existing dwelling
- making the new structure a two-family home (which is not permitted).
- The plans should be revised to depict the proposed house in totality (include the existing floor plan and proposed floor plan).
- The Applicant will need to demonstrate, to the satisfaction of the Building Inspector, that that the house is configured as a single housekeeping unit.
- All submitted plans should contain the seal and signature of the professional preparing the plan.
- The Applicant should submit a landscape plan for review that focuses on foundation planting and perimeter screening where needed.
- Property is serviced by public sanitary service and private well. Applicant should confirm details of sewer pump/storage and that existing system can accommodate increased flows from expanded residence.
- Plans should show roof leaders piping between building and treatment areas.

- Applicant should provide verification from the Westchester County Department of Health (WCHD) that the driveway runoff, which is proposed to be treated within both the rain garden and infiltrators, can be infiltrated within the Cultec Units, which are located within 100 feet of the on-site well.
- Applicant should also show the location of the neighboring wells within 100 feet of the property.
- Silt fence should be extended across the complete rear of the property.

**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