



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 porch w/front entry
Street Location: 9 ALPINE DR
Zoning District: R-1A Tax ID: 101.03-3-44 Application No.: 2021-0816
RPRC DECISION: RPRC - Requires ZBA
Date: 09/09/2021

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 proposed covered porch does not meet the minimum required front yard setback. A 50 foot front yard setback is required and 42 feet is provided. The Applicant will need to seek a variance from the Zoning Board of Appeals.
- The Gross Land Coverage Calculations Worksheet is not correct. The worksheet states that the house is 50 feet beyond the front yard setback and has taken a 500 square foot credit. Since the house is only 42 feet from the front lot line, not 100 feet as indicated on the sheet, the bonus amount should be removed.
- The gross land coverage backup exhibit depicts 11,636 square feet of gross land coverage, yet the worksheet states gross land coverage of 9,676 square feet. The Applicant should address the discrepancy.
- Based upon the correct house setback, the proposed amount of gross land coverage exceeds the maximum permitted amount by 321 square feet (under the 9,674 s.f. identified on the worksheet). The Applicant will need to seek a variance from the Zoning Board of Appeals. A larger variance will be required if gross land coverage is 11,635 square feet (max permitted is 9,350 square feet).
- Provide stormwater mitigation design, details and calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. If infiltration is proposed, the applicant shall perform deep and percolation soil testing to be witnessed by the Town Engineer. Contact the Town Engineer to schedule testing.

- Please show the drainage collection and piping from the new roof and walks.
- Provide the location of the existing well and septic system.
- Provide erosion control measures on 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