



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: 2 CAR DETACHED GARAGE
Street Location: 11 STERLING RD S
Zoning District: R-2A Tax ID: 108.04-1-6 Application No.: 2021-0818
RPRC DECISION: RPRC - Submit to Building Department
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 Zoning Chart should be revised to indicate that lot is in the R-2A Zoning District.
- The Zoning Chart should be revised to indicate that the minimum requirements depicted in the chart are for detached structures 800 square feet or less and 1 story and less than 15 feet in height.
- The site plan should be revised to depict any proposed Town-regulated tree removal.
- It appears that the trees along the southern property line in the vicinity of the proposed garage will be impacted by the proposed construction. The site plan should be revised to depict the removal of the trees or provide adequate protection measures to the satisfaction of the Town Engineer. If required, the site plan shall depict the replacement of the screening after construction via a new landscape plan.
- The existing driveway at the proposed accessory structure is a topographical low point with a drain inlet, which discharges through a six (6) inch pipe to the rechargers, which were installed when the residence was constructed. The applicant should show how this drain will be relocated from the area of the proposed accessory structure.
- The applicant is proposing mitigation of runoff from the proposed accessory structure by installing two (2) additional infiltration units within the side yard. An existing catch basin within the driveway would be connected to the infiltration units. However, the plans do not show how the runoff from the structure will be connected to the catch basin. Please provide. Also, testing of soils should be scheduled with the Town Engineer.

- The applicant is proposing the relocation of the existing septic system dosing tank to maintain the required ten (10) foot separation of the proposed stormwater. Westchester County Department of Health (WCHD) Approval will be necessary to relocate the tank.

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