



# 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 - single story double height addition.  
Street Location: 39 WINDMILL RD  
Zoning District: R-1A Tax ID: 101.04-3-1 Application No.: 2021-0832  
RPRC DECISION: RPRC - Requires ARB  
Date: 09/21/2021

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Architectural Review Board approval of the proposed project is **REQUIRED**.

The following issues will need to be addressed prior to the issuance of a building permit:

- The submitted elevations should be revised to depict proposed building height (average grade to roof midpoint) and maximum exterior wall height (lowest grade to roof midpoint).
- The applicant should provide gross floor area backup information for review.
- While the previously unapproved sport court was removed, it has since been reconstructed. The site plan and gross land coverage exhibits should be revised to include the existing sport court adjacent to the garage. The Applicant will need to legalize this court as it was constructed without permits.
- Proposal for an addition to an existing residence and a new patio. The addition and patio would increase impervious coverage by 856 s.f., thereby, requiring treatment of the stormwater.
- The plan shall illustrate existing topography and any proposed grading, including spot grades, as appropriate.
- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well have been maintained.
- The applicant shall 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.

- 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.
- The plan shall illustrate the roof drain and drainage pipe connections on the site plan. Include the size, slope and material. Provide outlet protection details.
- 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.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, construction sequence, etc. Provide details.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.

**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