



# 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: New house and pool  
Street Location: 163 HICKORY KINGDOM RD  
Zoning District: R-4A Tax ID: 95.04-2-3 Application No.: 2022-0009  
RPRC DECISION: RPRC - Requires ARB  
Date: 01/18/2022

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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:

- This building lot was approved as part of the 1982 Gochman Subdivision. The lot does not contain frontage on a road and a variance was issued by the Zoning Board of Appeals. Access is proposed over a common driveway (private road) adjacent to the subject parcel. The Applicant will need to demonstrate the ability to utilize the private road for access.
- Portions of the driveway serving Lot 95.04-2-28 are located on the subject property. The site plan should be revised to depict the location of the driveway easement(s). If none, exists, an easement should be established at this time.
- The lot line labeling on the site plan may not be correct. The front lot line may be the lot line adjacent to the private road. The rear lot line would be the line generally opposite the front lot line. All other lot lines are side lot lines. The Building Department should review this issue.
- If the front lot line is the lot line adjacent to the common driveway, the proposed house would not meet the minimum required rear yard setback. The Building Department should review this issue.
- The lot is proposed to be served by two curb cuts. Pursuant to Section 355-58.F of the Town Code, more than one curbcut is required to be approved by the Planning Board. The plan should be revised to eliminate a proposed curbcut or proceed to the Planning Board for site plan approval.
- The original driveway easement appears to have had restrictions limiting curb cuts onto the common driveway to one curb cut per lot. The applicant should clarify whether such restriction survived the modification of the driveway agreement in January 2000.

- The gross floor area of the pool house as depicted on the gross floor area calculations worksheet is in excess of 800 square feet. A Planning Board special use permit is required for accessory structures over 800 square feet, one story or 15 feet in height. The Applicant shall demonstrate that the total gross floor area of the accessory structure is 800 square feet or less or proceed to the Planning Board for special use permit approval.
- The Applicant shall demonstrate that the proposed accessory structure is less than 25% of the gross floor area of the principal structure.
- The site plan should be revised to quantify the proposed amount of Town-regulated tree removal.
- The Westchester County Health Department will need approve the proposed septic system and well.
- The submitted elevations for the house and accessory structure should be revised to include building height (average grade to roof midpoint) and maximum exterior wall height (lowest grade to roof midpoint). Maximum building height in the R-4A Zoning District is 30 feet and maximum exterior wall height is 38 feet.
- The site plan should be revised to depict the location of the proposed pool fence. A fence detail should also be provided.
- The Applicant should submit a gross floor area backup exhibit for review.
- The Filed Map for the Haverford Farm Subdivision included a wetland flagged by Paul Jaehnig in February 1998 in the vicinity of the culvert crossing the common driveway. The proposed stormwater improvements within the northern portion of the lot may be within the 100 foot wetland buffer. The applicant should illustrate the local wetland boundary on the plan for verification by the Town Wetland Consultant. An administrative Wetland Permit may be required in accordance with Chapter 340, Wetlands and Watercourse Protection of the Town Code.
- The driveway detail should be modified to illustrate the proposed stone curbing.
- Please provide a detail of the proposed retaining wall.
- Please size all drainage piping.
- Stormwater discharge to the north is to a defined drainage channel where a culvert crosses the common driveway. Discharge to the south is overland flow. Please dissipate the discharged flows to the south.
- The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the design professional prior to issuance of a Certificate of Occupancy/Completion.

- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well have been maintained, inclusive of catch basins and infiltration practices.
- The plan shall include driveway dimensions, as appropriate, for the proposed platform area, width and circle.
- 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.
- Disturbances over one (1) acre will require conformance with NYSDEC General Permit GP-0-20-001 for stormwater quality and quantity controls. A Notice of Intent (NOI) and MS4 Acceptance Form will need to be filed with the NYSDEC. Submit draft copies to the Town Engineer for review.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour design storm event or a six (6) inch pool drawdown volume; whichever is greater. Provide details of the stormwater mitigation system.

**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