



# 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: Revision of original RPRC approval  
Street Location: 24 ST MARY'S CHURCH RD  
Zoning District: R-4A Tax ID: 96.01-1-17 Application No.: 2022-0563  
RPRC DECISION: RPRC - Submit to Building Department  
Date: 07/19/2022

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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:

- The submitted site plan is not legible. The plan should clearly depict the location of the house addition to adjacent property lines as well as the proposed carport to adjacent property lines. Furthermore, the site plan shall be revised to include a zoning conformance table depicting the minimum requirement of the R-4A Zoning District and the proposed compliance of the additions with those requirements.
- The submitted elevations shall 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 submit a Gross Floor Area Calculations Worksheet. In addition, the Applicant shall submit the required gross floor area backup exhibit.
- The Applicant should submit a Gross Land Coverage Calculations Worksheet. The Applicant shall submit the required gross land coverage backup exhibit.
- The site contains Town-regulated wetlands. The location of the wetlands and the regulated wetland buffer shall be depicted on the site plan.
- The site plan shall depict all Town-regulated tree removal. Tree removal shall be limited to the minimum necessary required to construct the proposed garage and house addition.
- Provide stormwater mitigation design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event.

- The plan shall include emergency overflow for the stormwater mitigation system to a stabilized outfall. Provide details.
- 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 this office to schedule the testing.
- Provide rims, inverts, size and material for all drainage facilities. Provide details. ?
- The plan shall illustrate any proposed grading including spot grades as appropriate.
- The plan shall illustrate the location of the existing utilities (well, septic, etc.).
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, construction sequence, etc. Provide 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.
- 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.
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for review of the proposed bedroom count and/or additional floor area and whether modifications or upgrades to the existing septic system are required.

**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 blasting or rock chipping is proposed, a permit pursuant to Chapter 122 is required.**

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