



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
Street Location: 6 SKYVIEW DR
Zoning District: R-1A Tax ID: 101.03-3-53 Application No.: 2023-0132
RPRC DECISION: RPRC - Submit to Building Department
Date: 02/27/2023

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:

- Plan S 1 should be revised to clearly depict the proposed building addition footprint and depict the location of any roof overhangs. The covered area over the front door does not appear to comply with the front yard setback. It is not clear whether the Building Department would consider this a projecting horizontal feature pursuant to Section 355-15. If not, the Applicant will be required to obtain a variance from the Zoning Board of Appeals. In addition, the plans should depict the projecting horizontal feature not projecting more than three feet into the required yard.
- The Building Department will need to determine whether the Health Department would be required to review the adequacy of utilizing the existing septic system.
- The applicant should clarify the increase in impervious coverage. Should the increase exceed 250 s.f., the applicant should then 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.
- Please show the existing and proposed roof leader piping and discharge on the Site Plan. If stormwater mitigation is not required, please connect the new roof leaders to the existing piping.
- Include erosion control measures on the plan, including, but not limited to, silt fence, etc. Provide details.

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