



# 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: Alteration and renovation of the existing home. The addition of a partial second floor.  
Addition of an attached three car garage and addition of porch and patio

Street Location: 298 BEDFORD BANKSVILLE RD

Zoning District: R-2A Tax ID: 95.01-2-51 Application No.: 2023-0329

RPRC DECISION: RPRC - Requires ZBA

Date: 04/18/2023

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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 elevations should be revised to depict Building Height (average grade to roof midpoint – 30 feet max.) and maximum exterior wall height (lowest grade to roof midpoint 36 feet max).
- The site plan should be revised to depict a 30 foot required side yard setback (not 15 feet).
- The bonus/additional GLC identified on the worksheet should be measured from Bedford Banksville Road to the portion of the house closest to Bedford Banksville Road, minus the required front yard setback. The amount of bonus appears to be significantly larger than the 75 feet identified on the plan and worksheet.
- The Gross Land Coverage Calculations Worksheet sum is incorrect - the sum of all lines is 32,050 square feet.
- The proposed amount of gross land coverage of 32,050 exceeds the maximum permitted amount of gross land coverage by 11,787 square feet. The Applicant will need to obtain a variance from Section 355-26.C of the Town Code from the Zoning Board of Appeals. However, the precise amount of variance required will be less based upon the bonus calculation discussed above.
- The site plan should be revised to depict the location of the existing septic system and well.

- Based upon the submitted floor plans, the number of bedrooms is proposed to be increased. The Applicant should indicate whether the septic system will need to be expanded by the Health Department. If so, the site plan should be revised to depict those improvements.
- The existing two floor accessory garage/building appears to be an accessory apartment. The Applicant and the Building Department should coordinate the existing and proposed use of this structure. An accessory apartment would require the issuance of a special use permit from the Planning Board.
- 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 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.
- The applicant shall provide stormwater improvements on the plans, inclusive of rims, inverts size and material for all drainage facilities. 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.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, soil stockpiles, 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.
- The applicant shall provide a copy of the Westchester County Department of Health (WCHD) Approval for the project.
- The plan shall illustrate the location of the existing utilities (well, septic, etc.).
- The project rendering (rear elevation) includes a second patio and swimming pool, however, the application site plan does not include a pool or pool patio. The applicant should confirm the pool and pool patio is not proposed.
- The plan shall include driveway dimensions, as appropriate, for the proposed platform area and width.
- Please provide a driveway profile for the proposed driveway modifications.
- The plan shall include proposed grading, including spot grades, as appropriate.

- Provide construction details and specifications of all walls on the plans.
- The plan shall note that the construction of walls greater than four (4) feet in height shall be certified by the design professional prior to issuance of a Certificate of Occupancy/Completion.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.

**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