



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 back patio and front walkway to replace existing
Street Location: 40 WHIPPOORWILL RD
Zoning District: R-1.5A Tax ID: 107.02-2-33 Application No.: 2023-0436
RPRC DECISION: RPRC - Submit to Building Department
Date: 06/06/2023

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:

- The submitted gross land coverage calculations worksheet and backup data do not appear to account for all of the existing and proposed land coverage. Specifically, the new gravel patio does not appear to be counted.
- The site plan should indicate whether any tree removal or grading is proposed. If tree removal and grading is not proposed, a note stating such should be added to the plan.
- It is not clear whether the existing shed meets the minimum side yard setback of 15 feet (half the required distance for a principal building). If not, the shed should be relocated and the structure should be legalized with the Building Department.
- 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.
- 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.
- Include erosion control measures on the plan. 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.