



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 +/- 479.66 SF 'FOUR-SEASON ROOM' ADDITION TO AN EXISTING +/- 3,095.80 SF SINGLE-FAMILY RESIDENCE

Street Location: 75 WHIPPOORWILL RD E

Zoning District: R-1A Tax ID: 107.02-2-23 Application No.: 2023-0477

RPRC DECISION: RPRC - Submit to Building Department

Date: 06/20/2023

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 gross land coverage worksheet indicates 99 square feet of new “other structures.” The Applicant should clarify what structures are proposed other than the proposed principal building addition.
- It appears that a stone terrace was constructed after 2007. Terraces are not permitted within 5 feet of a property line. The site plan should be revised to depict the full extent of the patio and dimension the distance from the edge of the patio to the adjacent property line. The Town Engineer should review whether additional stormwater mitigation is required. The terrace will need to comply with the requirements of the Town Code.
- The site plan should label the use above the detached garage. If an apartment, the Applicant can obtain approval from the Planning Board via a special use permit.
- The proposed addition will add 480 s.f. of additional impervious surface to the project site. The applicant will need to mitigate the stormwater runoff from the addition. Please provide stormwater mitigation and design calculations for the increase in runoff for the 25-year, 24-hour storm event.
- Please provide the proposed grading and spot grades, where appropriate. If no regrading is proposed, please provide a statement clarifying no regrading is proposed on the Site Plan.
- Please provide erosion and sediment controls and 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