



# 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: Proposed 5 bedroom Single Family Residence with generator  
Street Location: 12 SEYMOUR PL E  
Zoning District: R-2A Tax ID: 108.02-1-14 Application No.: 2023-0606  
RPRC DECISION: RPRC - Submit to Building Department  
Date: 08/15/2023

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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 site plan depicts the removal of seven Town-regulated trees. Given that the site is proposed to be redeveloped, the Applicant shall submit a comprehensive landscaping plan for review. It appears that many of the trees along the side lot lines will be impacted by the new larger house. Particular attention should be given to ensuring that an adequate screen is provided along the side lot lines.
- The submitted elevations should be revised to depict proposed Building Height and Max. Ext. Wall Ht.
- The site plan should be revised to depict a proposed pool fence and pool fence detail. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.
- The site plan should be revised to depict the location of house and pool mechanicals.
- The proposed building coverage does not appear to be correct in the submitted Zoning Conformance Table. It appears that the proposed house will comply with the Building Coverage requirement and a variance will not be required. However, the Applicant will need to review this issue to the satisfaction of the Building Department.
- The site plan is within a few square feet of the maximum permitted amount of gross land coverage. The Applicant should provide a gross land coverage backup exhibit for review.
- The plan shall illustrate proposed grading, including spot grades, as appropriate.
- The plan shall illustrate and note that all driveway curb cuts shall be a maximum of 18 feet wide.

- A Curb Cut Permit will be required from the North Castle Highway Department.
- The plan shall include driveway dimensions, as appropriate.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, pavement restoration, walkways, erosion controls, etc.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system and drilled well. Please provide the approved septic and well locations on the plans.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well have been maintained.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.

**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