



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: Adding new garage
Street Location: 23 CAT ROCKS DR
Zoning District: R-2A Tax ID: 102.01-2-56 Application No.: 2023-0671
RPRC DECISION: RPRC - Requires ZBA
Date: 09/19/2023

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 existing property exceeds the maximum permitted amount of gross land coverage. The site does not have any excess land coverage for the proposed addition. The Applicant will need to seek a 3,274 square foot gross land coverage variance from the Zoning Board of Appeals.
- The site plan should be revised to contain a zoning conformance chart.
- The submitted elevations should be revised to depict average grade. Building Height should be measured from average grade to the roof midpoint.
- The elevations should be revised to depict Max. Ext. Wall Height (lowest elevation to roof midpoint).
- The proposed walk-up attic above the garage is not included in the proposed gross floor area worksheet. Based upon the submitted cross sections, it appears that most of the attic should be counted. The Applicant should explain why the attic is not counted as floor area.
- The plan shall illustrate existing topography and any proposed grading, including spot grades.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, erosion controls, etc.
- The plan shall illustrate the location of the existing well and septic.

- 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 this office to schedule the testing.
- 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, erosion control blanket, inlet protection, construction sequence, 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