



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: Addition of a sitting room and sun room
Street Location: 15 STONY BROOK PL
Zoning District: R-1A Tax ID: 107.02-3-61 Application No.: 2023-0672
RPRC DECISION: RPRC - Submit to Building Department
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 plan shall illustrate existing topography and any proposed grading including spot grades as appropriate.
- It is difficult to read the site plans submitted with the application. The applicant should submit clear drawings with future submissions.
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for review of the proposed bedroom count and/or additional floor area and whether modifications or upgrades to the existing septic system are required.
- 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 the roof drain and drainage pipe connections on the site plan. Include the size, slope and material.
- 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, inlet protection, construction sequence, etc. Provide details.
- The project site includes a watercourse which is a locally regulated wetland. The proposed addition appears to be just outside the 100-foot wide wetland buffer. The applicant should clearly indicate the wetland buffer on the Site Plan, and caution the contractor not to disturb the buffer.

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