



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 and renovation.
Street Location: 12 HILLANDALE DR
Zoning District: R-1A Tax ID: 108.01-3-24 Application No.: 2023-0673
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 proposed side addition does not meet the minimum required side yard setback of 25 feet. The Applicant will need to obtain a variance from the Zoning Board of Appeals.
- The existing driveway will need to be reconfigured to accommodate the new garage. The site plan should be revised to reflect the required changes. The gross land coverage calculations worksheet, backup and stormwater plan will need to be revised.
- The submitted elevations should be revised to depict Building Height (Average Grade to weighted average roof midpoint).
- The site plan does not depict tree removal. If no tree removal is proposed, a note stating such should be added to the site plan.
- The applicant should prepare a site plan.
- The applicant shall illustrate existing topography and any proposed grading, including spot grades, as appropriate. If no site grading will take place, the plan should state no site grading is proposed and all excavated material will be removed from the site.
- 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.

- The applicant is proposing mitigation of runoff from new impervious surface through the installation of a Cultec system. The applicant should provide a storm drainage plan showing new mitigation system and storm drainage 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.
- Pre-treatment and an emergency overflow control must be provided for the infiltration system. Provide outlet discharge information regarding the location of discharge.
- 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.
- Show the location of the existing septic primary and expansion areas and domestic well on the plan. The plan shall show this area to be cordoned off during construction and that proper setbacks are maintained between the proposed stormwater mitigation system and existing septic and well.

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