



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 second floor addition to existing home
Street Location: 700 BEDFORD RD
Zoning District: R-2A Tax ID: 95.03-1-78 Application No.: 2023-0772
RPRC DECISION: RPRC - Submit to Building Department
Date: 10/17/2023

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 Applicant should submit a site plan depicting the location of the proposed addition.
- The site plan should depict the location of the existing septic system and well. The septic area and well should be cordoned off so that they are not damaged during construction.
- The house is proposed to be enlarged from three bedrooms to five bedrooms. The Applicant will need to secure approval from the Westchester County Department of Health demonstrating that the use of the existing septic system is permissible. If not, the site plan should depict the location of the new septic system and depict any site disturbance required, including Town-regulated wetland buffer disturbance and/or Town-regulated tree removal. If Town-regulated wetland buffer disturbance is proposed, the Applicant will need to return to the RPRC for review.
- The site contains a significant amount of Town regulated wetlands and streams. The site plan should depict the location of all wetlands and their regulated buffers. If no site disturbance is proposed, a note should be added to the plans. If a new septic system is required, disturbance in the buffer may be required. If Town-regulated wetland buffer disturbance is proposed, the Applicant will need to return to the RPRC for review.
- The site plan shall be revised to depict the construction of a driveway and two off-street parking spaces. A gross land coverage calculations worksheet and backup data shall be submitted. If disturbance to the Town-regulated wetland buffer is proposed, the Applicant will need to return to the RPRC for review.

- The site plan shall depict sight distance at the proposed driveway location. The Applicant will need to obtain a curbcut permit from NYSDOT.
- The Applicant shall submit a landscaping plan for review.
- Site plan shall note that all existing junk shall be disposed of properly off site.
- The site plan shall be revised to depict the existing out buildings. The outbuildings are in disrepair. The plan shall note the removal of these structures.

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