



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 Name: PURDY - Addition
Street Location: 1 STILLWATER PL
Zoning District: R-4A Property Acreage: 7.97 Tax ID: 102.02-2-26
RPRC DECISION: ☐ Requires Planning Board Review ☐ Requires Architectural Review Board
☐ Requires Conservation Board ☐ Requires Zoning Board of Appeals
☒ Submit to Building Department ☐ Requires Admin Wetlands Permit
Date: November 2, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on November 1, 2016.

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 shall provide gross land coverage calculations backup information.
- The site plan should be revised to depict the location of the existing septic system and well.
- It appears that the building lot is comprised of two tax lots. The lots should be merged into one tax lot as Lot 102.02-2-28 is not a legal building lot. The Applicant will need to coordinate with the Tax Assessor.
- The gross land coverage and gross floor area worksheets should be revised to reflect the combined lot area of the two tax lots for a total of 9.8977 acres (as depicted on the submitted survey).
- 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.
- Show proposed top and bottom wall elevations.
- The applicant shall perform deep and percolation soil testing to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact the Town Engineer to schedule the testing.
- Provide stormwater mitigation and design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.

At this time you may coordinate directly with the North Castle Building Department. DO NOT START CONSTRUCTION WITHOUT A VALID BUILDING DEPARTMENT PERMIT.

If you would like to further discuss this matter, please do not hesitate to contact the Building Department.