



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
8625
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Name: NASSETTA - New House Construction

Street Location: 11 ROCK CLIFF PL

Zoning District: R-10

Property Acreage: 0.32

Tax ID: 122.08-2-16

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: July 6, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 5, 2017.

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 plans shall illustrate and note the maximum permitted driveway curb cut width of 18 feet (including flares).
- The plans shall clarify whether the proposed driveway will be curbed. If so, the proposed grading will need to be modified to reflect curbing.
- The turnaround in the R.O.W. shall be modified to avoid conflict with the existing utility pole guy wire. Details for the pavement and curb shall be included on the plans.
- The proposed turnaround will need to be reviewed and approved by the Town Highway Dept. and Emergency Services for location and access. The plan shall include dimensions of the turnaround and pavement radii.
- The existing road will need to be improved to Town Standards, including but not limited to, subbase, pavement, curbing, road width, drainage etc. The plans shall indicate the width of the existing road and clearly illustrate the proposed improvements. Provide details. The applicant shall evaluate the conditions of the existing road with the Town Highway Dept. and Town Engineer for approval of the proposed improvements.
- The house footprint should be shifted to avoid encroachment into the existing public sanitary sewer easement.
- The applicant shall provide confirmation that a portion of the proposed driveway can be constructed within the sewer easement.

- Vegetated diversion swales or other acceptable measures shall be installed along the southern property line to protect the downgrade neighboring properties from stormwater runoff.
- The applicant should consider alternate grading and/or small retaining walls to increase the usable area in the rear yard.
- Provide a driveway profile that demonstrates compliance with Section 355-59 of the Town Code.
- The limit of disturbance should be expanded to include the proposed improvements within the roadway and right-of-way.
- The applicant should consider alternate evergreen screening other than White Pine. Installed planting heights should be 7-8' minimum.
- The tree removal/protection designations should be shown in the legend or noted on the plan.
- Provide design calculations to support the stormwater mitigation for the net increase in runoff generated by the 25-year storm for the proposed development.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Provide construction details for all proposed improvements.
- The Applicant shall provide documentation to the satisfaction of the Town Attorney that Rock Cliff Place is a "paper" road of the Town of North Castle.
- The planting schedule should be revised to eliminate the "*" and associated note. The plants indicated on the planting schedule will need to be planted as indicated on the schedule and plan (TE can grant field changes if necessary).
- The Applicant should provide a building height analysis to the satisfaction of the Building Department.
- The Applicant should provide a maximum exterior wall height analysis to the satisfaction of the Building Department.

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.

Adam R. Kaufman, AICP
Director of Planning