



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: CAPOLINO - Driveway

Street Location: 13 COLE DR

Zoning District: R-2A Property Acreage: 2.10 Tax ID: 94.04-1-3

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: March 20, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 20, 2018.

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 submitted Gross Land Coverage Breakdown on LA-1 and the Gross Land Coverage Calculations Worksheet do not match the submitted backup coverage data. The chart and worksheet indicate a gross land coverage of 12,264 square feet; however, the backup information yields a gross land coverage of 15,615 square feet. However, it is possible that the 5,029 square foot driveway court yard is the sum of the existing and proposed driveway resulting a double count of the existing driveway (proposed courtyard may be 1,864 square feet – not 5,029 square feet + the 3,165 square foot existing drive). The Applicant should provide additional information for the Town to evaluate. If the above is correct, the proposed GLC appears to be 12,540 square feet.
- The proposed amount of gross land coverage exceeds the maximum permitted amount. The site plan shall be revised to proposed a gross land coverage condition below the maximum permitted amount.
- The existing shed on the western property line does not meet the minimum required setback. The shed should be relocated to a permissible location or the Applicant will need to seek a variance from the ZBA.
- 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.

- The existing well should be protected by orange construction fencing during construction.
- The location of the existing septic area should be shown.
- 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.
- The plan shall note that any new and/or modified driveway curb cut shall be 18' maximum width.

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