



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: SIEGE - Addition
Street Location: 14 PHEASANT DR
Zoning District: R-1A Property Acreage: 1.02 Tax ID: 107.04-2-33
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: April 4, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 4, 2017.

The Committee determined that given the proposed house design Architectural Review Board approval of the proposed project is required.

In addition, the following issues will need to be addressed prior to the issuance of a building permit:

- 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 applicant will require a side yard variance from the Zoning Board of Appeals.
- The site plan should depict Town-regulated tree removal. If no tree removal is proposed, a note stating such should be added to the plan.
- Provide existing and proposed topography.
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for the bedroom count and/or additional floor area.
- Show the location of the existing septic. Demonstrate that the required setbacks to the infiltration system are met.
- 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.
- Show the location of the erosion controls on the plan.

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