



# 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: BTDT - New House Construction  
Street Location: 18 CAROLYN PL  
Zoning District: R-2A Property Acreage: 2.00 Tax ID: 100.04-1-5  
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: September 13, 2016

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on September 13, 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 site plan shall be revised to depict existing and proposed topography. If minimal regrading is proposed, spot elevations should be added to the plans. The site plan shall clearly depict proposed areas of disturbance.
- The Town's GIS depicts a stream on the property. The site plan should depict the stream and the buffer area. A wetlands permit may be required for the proposed house construction. The Applicant will need to coordinate with the Town Engineer.
- The Applicant will need to submit gross land coverage and gross floor calculations backup exhibits.
- 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.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for the additional floor area.
- Show the location of the existing utilities (well, septic, etc.). Demonstrate that the required setbacks to the infiltration system are met.
- The silt fence should be installed downgrade of all disturbance.
- 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.
- All trees 8 inches dbh or greater located within or 10 feet beyond the proposed limit of disturbance shall be shown on the plan. Indicate trees to be removed and/or protected.
- 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.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.

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