



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: CAVADA -
Street Location: 18 SUNRISE DR
Zoning District: R-2A Property Acreage: 1.94 Tax ID: 100.04-2-14
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 8, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 7, 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 site plan shall be revised to clearly depict proposed additions as well proposed structures to be removed.
- The Applicant shall provide a building height analysis to the satisfaction of the Building Department.
- The Applicant shall provide a maximum exterior wall height analysis to the satisfaction of the Building Department.
- The Applicant shall submit gross land coverage and gross floor area calculations backup to the satisfaction of the Building Department.
- The Town's GIS depicts a stream in the backyard. The Applicant will need to confirm whether the stream is regulated or not. If so, the site plan should depict whether any disturbance is proposed within 100 feet of the stream. If so, a wetlands permit will be required.
- Deck and house don't meet side yard setback. Applicant obtained variance in 1992 (see RPRC file).
- 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 all required minimum yard setbacks on 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 utilities (well, septic, etc.) on the site plan. 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.
- 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.
- The plan shall illustrate the limits of the on-site wetland/watercourse and associated 100 foot local wetland buffer for verification by the Town Wetland Consultant.

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