



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: MCMANUS - New House Construction
Street Location: 19 GLENDALE AVE
Zoning District: R-5 Property Acreage: Tax ID: 108.01-5-51.1
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: November 1, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on November 1, 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:

- J Provide a sewer service trench and connection details.
- J The size and species of the proposed screening should be provided.
- J All applicable notes from the Filed Plat regarding construction sequencing shall be added to the site plan.
- J The site plan shall be revised to depict 200 feet of sight distance, in both directions, at the proposed driveway.
- J The site plan shall be revised to depict a planting schedule for the proposed landscaping. It is recommended that the proposed evergreen screening be a minimum of 6ft in height.
- J The Building Department shall confirm that a bond or other security, in an amount to be determined acceptable to the Town of North Castle, to provide the necessary funding for the demolition of the existing house on Parcel 11 in the event they fail to demolish the home has been duly accepted by the Town Board (confirm with Town Clerk).
- J The house at 19 Glendale shall be limited to a temporary certificate of occupancy until the existing house at 17 Glendale is demolished, following which they may obtain a final certificate of occupancy.
- J Once the temporary certificate of occupancy for 19 Glendale has been issued, Mr. and Mrs. McManus shall have 90 days within which they shall move into the new home at 17 Glendale.
- J After Mr. and Mrs. McManus have moved into the new home at 19 Glendale, they shall have 60 days to demolish the existing home at 17 Glendale.

-) In the event Mr. and Mrs. McManus do not demolish the existing home at 17 Glendale within the required timeframe, the Town shall utilize the bond or other security to fund demolition of the old home.
-) Prior to the issuance of a building permit, the Applicant shall submit documentation from the North Castle Sewer and Water Department indicating that the proposed re-use of the existing sanitary sewer service line that was previously connected to the existing residence is acceptable.
-) Prior to the issuance of a building permit, the Applicant shall submit documentation to the satisfaction of the Town Engineer and the North Castle Sewer and Water Department confirming the integrity of the existing sewer service.
-) Site Plan shall be revised to provide for a new deciduous tree to the south of the proposed driveway.

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