



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: SHALLO - Addition

Street Location: 2 PHEASANT DR

Zoning District: R-1A Property Acreage: 2.16 Tax ID: 107.04-2-39

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: January 17, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on January 16, 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:

- J The Applicant shall submit a gross land coverage backup exhibit to the satisfaction of the Planning Department. It appears that the pool patio area is missing from the calculations.
- J The Applicant shall submit a gross floor area backup exhibit to the satisfaction of the Planning Department. It appears that covered porch areas are missing from the calculations.
- J The plans shall be revised to depict the building height of the proposed addition.
- J 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.
- J Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.
- J Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system.
- J Show the location of the existing utilities (well, septic, etc.).
- J Provide existing and proposed topography.
- J Provide a finished floor elevation for the proposed addition on the Site Plan.
- J 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.
- J 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.
-) 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.

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