



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: MILLER - New House Construction

Street Location: 21 BAYBERRY RD

Zoning District: R-2A Property Acreage: 3.22 Tax ID: 107.01-1-25

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: February 6, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 6, 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:

- Based upon the submitted gross land coverage backup data, the proposed amount of gross land coverage is 17,921 square feet; the worksheet shall be revised.
- A proposed landscaping plan should be provided. Specific attention shall be placed upon the common property line between the subject site and 1 Boulder Trail.
- Pursuant to Section 355-17 of the Town Code, the plans should depict the installation of underground utilities.
- The Applicant shall provide documentation of receiving Westchester County Health Department approval of the proposed septic system to the satisfaction of the Building Department.
- Provide a driveway profile to demonstrate compliance with section 355-59 of the Town Code.
- Walls greater than 4 feet in height shall be designed and certified by a NYS Professional Engineer. Provide details and specifications on the plan.
- The plan shall include a pool fence and gate layout on the plan. Provide fence and gate details.

- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.
- The plans shall note that all curb cuts shall be 18 foot maximum width.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed installation of the on-site wastewater treatment system and drilled well.
- The plan shall clarify if the septic expansion will be graded at this time.
- 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 this office to schedule the testing.
- The project is located in the Kensico Drainage Basin. Disturbance of over 5,000 s.f. will require conformance with NYSDEC General Permit GP-0-15-002 and filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC. Submit copies to the Town Engineer for review.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Indicate all trees to be protected during construction. Provide a tree protection detail.
- 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