



# 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: ROGLIANO - New House Construction  
Street Location: 22 GLENDALE AVE  
Zoning District: R-3/4A Property Acreage: 0.15 Tax ID: 108.01-5-22  
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: May 4, 2016

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 3, 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 color of the proposed home shall be in the tan/brown family consistent with proposed stone colors to the satisfaction of the Building Department. The proposed Evening Blue color is not acceptable.
- The proposed outdoor parking space should be dimensioned on the site plan. The space should be a minimum of 9 feet wide and 18 feet long.
- A landscaping plan should be submitted for review.
- 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 plan should note that all curb cuts shall be limited to 18 feet.
- Show the location of all underground utilities.

- 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.
- 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.
- It appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100 foot buffer on the plan for verification by the Town Wetland Consultant. Notify this office once the wetland boundary has been established in the field.
- If the plan proposes disturbances and improvements within the regulated 100 foot wetland buffer, the applicant shall provide mitigation of the buffer disturbance at a ratio of 2:1. Provide a wetland mitigation plan for review 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