



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: CARAVETTA - Addition
Street Location: 23 WHIPPOORWILL RD
Zoning District: R-2A Property Acreage: 2.93 Tax ID: 107.04-1-10
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: April 19, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 19, 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:

- A landscape/screening plan shall be provided at the rear of the proposed garage.
- The site plan shall be revised to depict a 50 foot required side yard setback adjacent to Whippoorwill Lane.
- Submission of a Building Height exhibit to the satisfaction of the Building Department.
- Submission of Gross Land Coverage and Gross Floor Area backup exhibits to the satisfaction of the Planning Department.
- Provide existing and proposed topography in the areas of improvements. Show any site grading, slopes, retaining walls, etc.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.
- 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.
- Clarify the location of the existing well.
- 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.

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