



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Name: AFFISCO - New House Construction
Street Location: 3 MORNINGSIDE PL
Zoning District: R-1A Property Acreage: 0.37 Tax ID: 122.08-2-2.2
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: August 10, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on August 10, 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:

-) The gross floor area calculations and backup appear to be missing the floor area above the garage. In addition, the plans should demonstrate the area of the attic included as GFA (see worksheet).
-) The site plan shall be revised to depict 200 feet of sight distance in both directions. Based upon the driveway design at the time of subdivision, it appears that relocating the driveway, as proposed, will result in a deficiency looking right. The plans shall be revised to depict conformance with the minimum requirements of the Town Code to the satisfaction of the Town Engineer.
-) The Applicant shall submit a building height analysis/exhibit.
-) The plan shall note that all proposed curb cuts shall be a maximum width of 18'.
-) The site plan shall include a North Arrow.
-) The plan shall clarify the removal of the existing driveway and include all removals in the limit of disturbance.
-) 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, pavement restoration, etc.
-) The plan shall show existing and proposed topography.
-) Provide design details for all utility connections.

-) 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.
-) Provide rims, inverts, size and material for all drainage facilities. Provide details.
-) It appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer. An administrative wetland permit is 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 the Town Engineer once the wetland boundary has been established in the field.

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