



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: 4 SHOEMAKER LANE (LOT 5 OF WAMPUS MILLS SUBDIVISION) - New
House Construction

Street Location: 4 SHOEMAKER LN

Zoning District: Property Acreage: Tax ID: 101.03-2-7.5

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 1, 2018

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 1, 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:

- The Applicant shall submit house color and material details to the ARB.
- The Applicant shall prepare a landscaping plan to the satisfaction of the Planning Department. At a minimum, the plans shall depict the landscaping depicted on Plan L-1 of the Wampus Mills Subdivision approval.
- Provide an Existing Conditions and Removals Plan.
- Runoff from the proposed slope along the northern property line shall be collected and discharged away from the neighboring property. Show any proposed swale grading or drainage improvements and provide a detail.
- It is recommended that the inverts of the sewer service be adjusted to sewer the basement.
- The plans shall illustrate and note that all new curb cuts shall be 18' maximum width.
- 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, patio, curbing, walkways, etc.
- Provide a construction sequence that coordinates with the approved subdivision plans.
- All trees impacted by cut/fill activities shall be shown to be removed.
- The increase in disturbance limits and modified stormwater management shall be described in an amendment to the Stormwater Pollution Prevention Plan that was approved for the subdivision.

- Provide a copy of the Westchester County Department of Health (WCHD) approval for the construction of the proposed well.
- A comparison table between the approved subdivision plan and the current site plan shall be placed on the site plan that compares impervious cover, disturbance and tree removal.
- Provide a site specific landscaping plan that includes plantings for the rain garden. New plantings shall be supplemented for the increased number of trees removed.
- Update the Zoning Table to reflect the site specific yard setback dimensions, building height and maximum wall height. The proposed yard setbacks shown in the zoning chart shall be dimensioned on the plans.
- The dimensions on the rain garden detail shall be site specific.
- Provide rims, inverts, size and material for all drainage facilities. Provide driveway catch basin details.
- Based on the proposed grading, there appears to be about six (6) feet of exposed foundation. Additional grading and/or screening should be considered.
- Show the roof drain and drainage pipe connections on the site plan. Include the size, slope and material.
- Provide the invert elevations of the sewer service connection to the main.
- Silt fence shall be installed parallel to the existing topography.

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