



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: BFW MANAGEMENT LLC - New House Construction
Street Location: 40 GREEN VALLEY RD
Zoning District: R-2A Property Acreage: 2.00 Tax ID: 109.01-1-53
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: December 20, 2017

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on December 19, 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 site plan shall be revised to quantify (in square feet) the proposed disturbance within the Town-regulated wetland buffer and prepare a mitigation plan for review. The Applicant shall obtain an administrative wetlands permit with input from the Conservation Board.
- The site plan depicts the removal of 72 Town-regulated trees for the proposed new driveway, house and septic system. The site plan shall be revised to depict a proposed planting/screening plan for review.
- The Applicant shall submit a Building Height exhibit/analysis for review.
- The Applicant shall submit a Maximum Exterior Wall Height exhibit/analysis for review.
- The proposed curb cut exceeds 18 feet in width and shall be reduced to a maximum of 18 feet.
- The Applicant will need to obtain a curbcut permit from the Highway Department.
- The site plan shall be revised to depict underground utility service for the new house.
- 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.
- Clarify if the existing well is to remain.
- Provide a driveway profile to demonstrate conformance with Chapter 355 of the Town Code.
- 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.

- 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.
- Indicate trees to be protected.
- 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.
- 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