



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: CONYERS FARM - New House Construction
Street Location: 41 MEAD RD
Zoning District: R-2A Property Acreage: 3.91 Tax ID: 109.01-1-12
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 22, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 19, 2015.

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 ARB RPRC representative shall approve of proposed stucco color.
- The applicant shall submit documentation confirming a rear yard variance has been issued from the Zoning Board of Appeals.
- Disturbances are proposed within locally-regulated 100 foot wetland buffer and the NYSDEC 100 foot wetland adjacent area. The Applicant shall submit documentation confirming that a local Wetland Permit and NYSDEC Freshwater Wetland Permit are still valid.
- The Applicant shall submit copies of an executed Conservation Easement prior to issuance of building permit to the satisfaction of Town Attorney.
- The plan shall include a pool fence and gate detail.
- 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, systems, stormwater facilities, curbing, walkways, erosion controls, etc.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed on-site wastewater treatment system and drilled well.
- Disturbance of over 5,000 s.f. will require an Erosion Control SWPPP in accordance with Chapter 173 - Stormwater Management of the Town Code. Additionally, disturbances over 1 acre will require conformance with NYSDEC General Permit G-0-15-002 and filing of a Notice of Intent

(NOI) and MS4 Acceptance Form with the NYSDEC. Submit copies to the Town Engineer for review.

- Provide updated stormwater mitigation and design calculations, as necessary, for the net increase in impervious surface as compared to previous submissions. Provide details of the stormwater mitigation system.
- Rain garden sizing calculations shall be provided and follow the NYS Stormwater Design Manual guidelines accounting for ponding, soil media and gravel subdrain layer volumes. Provide details and planting requirements for the rain garden.
- 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 site plan references drawings that are not included in the plan set. This shall be coordinated.
- Provide a landscape plan indicating species, size, quantity and location of all proposed plantings. 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