



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: ZARETSKY - New House Construction
Street Location: 5 DEER RIDGE LN
Zoning District: R-2A Property Acreage: Tax ID: 100.04-2-20.4
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 site plan shall be revised to include a landscaping plan that provides, at a minimum, the plants depicted on the Deer Ridge Subdivision Landscape Master Plan prepared by Frank Giuliano Landscape Architects to the satisfaction of Town Engineer.
-) The Applicant shall demonstrate, to the satisfaction of the Town Engineer, that the Applicant has secured a cub cut permit from the North Castle Highway Department.
-) The existing drainage easement should be clarified on the site plan.
-) A Certificate of Occupancy shall not be issued until Deer Ridge Lane has been substantially completed to the satisfaction of the Town Engineer.
-) A construction sequence should be included that clarifies the removal of the existing driveway and how access will be maintained to the existing neighbor.
-) The plans shall clarify that the stormwater detention basin needs to be constructed prior to receiving discharge from the rain garden.
-) A planting plan for the raingarden that includes plant locations, species and quantities should be included.
-) The plan shall illustrate and quantify the limit of disturbance. The plan shall note the disturbance limits will be staked in the field prior to construction.
-) Provide a construction detail for the grassed swale.
-) Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed installation of the on-site wastewater treatment system and drilled well.

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