



# 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: STAHL - New House Construction  
Street Location: 7 HADLEY RD  
Zoning District: R-2A Property Acreage: 2.00 Tax ID: 108.04-2-28  
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: July 19, 2016

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 29, 2016.

The Committee determined that given the environmental constraints of the property and the amount of proposed disturbance, a detailed review by the Planning Board and the Architectural Review Board is warranted.

In addition, the following issues will need to be addressed with your Planning Board submission:

- The site was previously reviewed and approved by the Planning Board. As part of that approval the Planning Board required the preservation of as much of the wooded rear yard as possible. The proposed plan is not consistent with that plan. The Applicant will need to provide additional information regarding the proposed tree removal to the Planning Board.
- The site plan should graphically dimension the proposed building setbacks from the property lines.
- Plans shall note that all proposed curb cuts shall be a maximum of 18' wide.
- 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 a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system and drilled well.
- The applicant shall perform deep and percolation soil testing to be witnessed by the Town Engineer.
- Provide stormwater mitigation design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface or a 6 inch pool drawdown volume; whichever is greater. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Show the connection between the pool equipment and drawdown mitigation practice.
- The plans should show the location of the pool equipment.

- Provide invert elevations for all drainage facilities. The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Provide details.
- Silt fence should be installed parallel to the existing contours.

At this time you may submit plans for the proposed project to the North Castle Planning Board.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3542.

Adam R. Kaufman, AICP  
Director of Planning