



# 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: GJONAJ LOT 1 - New House Construction

Street Location: 7 PINE RIDGE RD

Zoning District: R-2A Property Acreage: 12.15 Tax ID: 102.01-2-7

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 16, 2018

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 15, 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 complete all common infrastructure for the Gjonaj Subdivision prior to the issuance of a CO for Lot 1. This shall include all roadway improvements, the installation of the cistern, stormwater infrastructure, stormwater plantings and wetland mitigation plantings to the satisfaction of the Town Engineer.
- The details for the entry gate shall be revised to measure the height from the base of the entry pier to the top of the lighting fixture. The total height shall not exceed 8 feet.
- The elevations shall be revised to depict proposed building height to the satisfaction of the Building Department.
- The elevations shall be revised to depict proposed maximum exterior wall height to the satisfaction of the Building Department.
- All landscaping/mitigation depicted on the plans associated with the Gjonaj Subdivision shall be installed to the satisfaction of the Town Engineer.
- Provide acknowledgment from the NYSDEC that the NOI for coverage under GP-0-15-002 was filed.
- Show the electric service connection for the proposed gate.
- The plan shall 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.

- Show inspection ports for the infiltration system on the plan in detail.
- 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.
- It appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated 100 foot buffer on the plan for verification by the Town Wetland Consultant. Notify this office once the wetland boundary has been established in the field.
- The plan proposes disturbances and improvements within the regulated 100 foot wetland buffer. The applicant shall provide mitigation of the buffer disturbance at a ratio of 2:1. Provide a wetland mitigation plan for review by the Town Wetland Consultant.

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