



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: AMERICAN BUILDING 7 THORNEWOOD - New House Construction
Street Location: 7 THORNEWOOD RD
Zoning District: R-1.5A Property Acreage: 2.51 Tax ID: 101.02-4-22
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, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on August 9, 2016.

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:

- SP-1 shall be revised to depict tree removal. Total number of trees to be removed depicted on plan. Tree removal should be limited to that needed for septic, drive, house, pool and reasonably sized lawn.
- Submission of a planting/screening plan to the satisfaction of the Town Planner.
- Submission of documentation that tax lots 101.02-4-23 and 101.02-4-22 have been merged into one building/tax lot to the satisfaction of the Tax Assessor.
- The site plan shall be revised to include a detail of the proposed pool fence.
- Proposed floor area information shall be added to the Zoning Table on SP-1.
- SP-1 shall be revised to depict the removal of the existing home and sheds (if proposed).
- The site plan shall be revised to depict the installation of underground utilities.
- Lot 101.02-4-23 contains a shed and a patio. The Building Department records do not indicate a permit for this structure. The Applicant will need to address this issue with the Building Department.
- The Applicant shall clarify the status of the existing sheds on the property. The site plan does not indicate the removal of these structures; however, the GLC Worksheet and backup data along with the GFA Worksheet and backup data does not include these structures.
- The presence of ledge rock should be verified in the field to determine if the rock embankments can be constructed in the three (3) proposed locations. It appears retaining walls may be required. Provide all associated details.
- A Site Plan legend shall be included.

- 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, curbing, walkways, etc.
- The grading around the pool patio shall be refined. It appears that steps may be required between the patio and house.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system.
- The applicant shall clarify if the driveway is curbed. The plans should demonstrate how the driveway runoff will be collected.
- The applicant shall clarify the 10 foot offset shown from the northerly property line.
- 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 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 plan shall show the water and electric service connections.
- All trees 8 inches dbh or greater located within or 10 feet beyond the proposed limit of disturbance shall be shown on the plan. Indicate trees to be removed and/or protected.
- The local wetland buffer within the steep slope area shall be revised to comply with Chapter 340 of the Town Code.
- Disturbances and improvements within the regulated 100 foot wetland buffer will be required to be mitigated 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