



# TOWN OF NORTH CASTLE

WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625  
Fax: (914) 273-3554  
www.northcastleny.com

## RPRC DETERMINATION LETTER

Project Name: PALERMITI - New House Construction  
Street Location: 8 HOBBY FARM DR  
Zoning District: R-2A Property Acreage: 2.84 Tax ID: 102.04-2-8  
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: September 13, 2016

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on September 13, 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:

- Plan A1.02 shall be revised to depict the entire property. In addition, this plan should depict the location of the existing well and septic system.
- The proposed pool fence is tying into a fence located on the adjacent property. This is not allowed. The entirety of the pool enclosure must be located on the subject property.
- The plans shall be revised to demonstrate that the proposed house conforms to the maximum permitted exterior wall height of 38 feet in the R-2A Zoning District to the satisfaction of the Building Department. Maximum exterior wall height is defined as the maximum permitted vertical differential between the lowest grade elevation at any point along the exterior wall of a building and the point on the roof from which the building's height is measured.
- The wetland delineation should be updated and reconfirmed by the Town Engineer.
- The first floor floor area calculations on the worksheet and backup (WS-1) do not appear to be correct (3,893 square feet?).
- The table on WS-2 should be titled "Gross Land Coverage."
- 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.
- Show all required minimum yard setbacks on the plan.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.

- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for the bedroom count and/or additional floor area.
- All fence modifications should be within the applicant's property.
- If stormwater mitigation is required due to an increase in impervious, 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.
- Clarify if there is an increase in impervious. If so, 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.
- 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 plan shall show existing septic areas to be cordoned off during construction.
- It appears that disturbances are proposed adjacent to 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 the Town Engineer once the wetland boundary has been established in the field.
- If the project results in 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.

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