



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: COLELLA-ALBINO - Addition
Street Location: 9 FOX RIDGE RD
Zoning District: R-1.5A Property Acreage: 1.57 Tax ID: 101.02-4-14
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:

- Portions of the existing driveway are located on the neighboring property. The Applicant will need to relocate the driveway or secure an easement from the adjacent property owner.
- It appears that the portions of the driveway located on the adjacent property were not counted as gross land coverage. Pursuant to Section 355-26.C(2), the square footage of any gross land coverage on any lot containing a one- or two-family dwelling, which improvement is solely for the benefit of a lot other than the lot upon which that gross land coverage has been constructed, shall be applied in its entirety to the computation of the maximum permitted gross land coverage of the lot which benefits from the improvement. The GLC worksheet and backup data shall be revised to comply with the above.
- 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.
- Silt fence should be installed parallel to the existing topography as regulated by the NYSDEC.
- 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, drainage, curbing, walkways, erosion controls, etc.
- The construction entrance should be relocated closer to the disturbance area.
- Show the location of the existing septic. Demonstrate that the required setbacks to the infiltration system are met.
- The plan should show existing and proposed topography in the area of the improvements.

- 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.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.

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