



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: DELLA VECCHIA - Addition
Street Location: 99 COX AVE
Zoning District: R-10 Property Acreage: 0.28 Tax ID: 108.01-2-45
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: June 2, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on June 1, 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:

- 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.
- Provide existing and proposed topography on the site plan.
- Show the location of the existing utilities (well, septic, etc.) and any proposed modifications/improvements. Demonstrate that the required setbacks to the infiltration system are met.
- 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.
- 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 proposed plans should be revised to depict a connection to the existing sewer in Cox Avenue. Approval by the Sewer Department will be required.
- The site plan depicts walls on the adjacent property to the north. The Applicant will need to obtain easements for those structures located on the adjacent property or, in the alternative, the site plan can be revised to depict the elimination of the encroachment.

- The GLC worksheet indicates the removal of 1,608 square feet of driveway. The site plan did not depict the removal of such area. The site plan shall be revised to the satisfaction of the Town Engineer.
- The Applicant should provide a landscaping plan for review.

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