



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: HUGHES-GROSS - Addition
Street Location: 512 BEDFORD RD
Zoning District: R-2A Property Acreage: 2 Tax ID: 101.04-1-17
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: October 28, 2014

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 28, 2014.

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 the limits of disturbance.
- Show all required minimum yard setbacks on the plan.
- Show the limits of the driveway and include the area in the limits of disturbance. Clarify how the area will be restored. Clarify if a second curb cut will remain, if not provide a restoration detail.
- 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 the location of the existing utilities (well, septic, etc.). Demonstrate that the required setbacks to the infiltration system are met.
- Install silt fence downgrade of disturbed areas.
- 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's office to schedule the testing.
- There appears to be a drainage pipe under the proposed addition; please clarify.
- Clarify the location and function of the slot drain.
- There are no pipe connections shown to the proposed drain inlet; please clarify.
- 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.

- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.
- Provide construction details for all site improvements, including, driveway, retaining wall, etc.

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