



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: IBRAHIM - Addition
Street Location: 3 MAPLE WAY
Zoning District: R-2A Property Acreage: 2 Tax ID: 101.04-2-74
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: May 22, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on May 19, 2015.

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 future pool shall be removed from the plans to the satisfaction of the Town Engineer.
- 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.
- 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.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for any modifications to the on-site wastewater treatment system.
- Show the location of the existing septic. Demonstrate that the required setbacks to the infiltration system and future pool are met. The plan shall show the septic field to be cordoned off during construction.
- 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.
- The total impervious area used in the stormwater mitigation design calculations shall be verified and revised, as necessary, as they differ from those in the gross land cover summary. Modify the plan as requested.
- Based on the design calculations provided, the quantity of infiltrators shown appears inadequate. Please confirm.

- The pool drawdown calculation incorrectly states that pool drawdown governs the size of the infiltration system. This should be corrected and references to the 2,900 gallon pre-treatment tank removed.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, construction sequence, etc. Provide details.
- The existing conditions plan depicts a “shadow” cross hatched development area that should be corrected.
- More than 1,000 square feet of new floor area is proposed, typically the Health Department requires the construction of a new septic system. The Applicant should provide additional information.
- The Applicant should submit a GLC worksheet and back-up exhibit.
- Plan 2 should dimension proposed addition to the southern property line.
- Plan 2 should be revised to include a north arrow.
- The proposed maximum building height and proposed maximum exterior wall height should be added to the zoning conformance table.
- Building height and maximum exterior wall height exhibits should be submitted.
- Zoning table on sheet 1 and depicted setbacks on plan 2 should be revised to depict 50 foot front yard setback.

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