



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: KLEIN - Addition
Street Location: 28 GLENDALE AVE
Zoning District: R-3/4A Property Acreage: 0.32 Tax ID: 108.01-5-24
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: February 20, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 20, 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:

- Applicant shall establish an escrow for completion of the common driveway prior to the issuance of any new building permit within the Rolling Hills subdivision. The common driveway shall be complete to the satisfaction of the Town Engineer prior to the issuance of a certificate of compliance for the pool.
- Outstanding issues mentioned in the Town's inspection reports pertaining to the house construction have yet to be addressed.
- The plan shall include a pool fence and gate detail. Show fence and gate locations on the plan.
- Provide construction details for all proposed improvements, including, but not limited to patios, walkways, erosion controls, etc.
- Show construction access on the plan.
- Include proposed grading in the area of the pool and rear yard.
- 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.
- Show the connection between the pool equipment and drawdown mitigation practice.
- Disturbances are proposed within the locally-regulated 100 foot wetland buffer. A local Administrative Wetland Permit is required.
- The applicant shall provide mitigation of the buffer disturbance at a ratio of 2:1. Provide a wetland mitigation plan for review by the Town Wetland Consultant.

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