



# 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: KLUGMAN - New House Construction  
Street Location: 2 LAKE RIDGE DR  
Zoning District: R-1A Property Acreage: 4.56 Tax ID: 101.01-2-74  
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: March 19, 2014

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 18, 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:

- Applicant should submit screening plan on property line between subject property and property to the south in the vicinity of the septic system. Since Applicant also owns property to the south and given the location of the proposed septic system, it is recommended that robust screening be installed along the property line on 4 Lakeview Drive.
- It appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer and the NYSDEC 100 foot wetland adjacent area. A local Wetland Permit and/or NYSDEC Freshwater Wetland Permit may be required. The applicant shall establish the local and/or NYSDEC wetland boundary in the field with sequentially numbered fluorescent flags and illustrate the wetland boundary and regulated 100 foot buffer on the plan for verification by the Town Wetland Consultant and/or NYSDEC validation. Notify the Town Engineer once the wetland boundary has been established in the field.
- Walls greater than 4 feet in height shall be designed and certified by a NYS Professional Engineer. Provide details and specifications on the plan, including any fencing or railing to be installed above the wall.
- 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. All disturbance should occur on the subject property. If off-site disturbance is required (removal of 8" pipe), agreements with adjacent property owners should be submitted to the Town.

- The applicant should verify all existing and proposed easements.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed construction of the on-site wastewater treatment system and drilled well.
- There doesn't appear to be development proposed to the rear of the house or west of the driveway; the applicant should clarify the limit of disturbance line shown.
- Illustrate the required yard setbacks on the plan and dimension the proposed setbacks.
- 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 this office 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.
- Pre-treatment and an emergency overflow must be provided for the stormwater mitigation system. Provide sizing calculations and details.
- Disturbance of over 5,000 s.f. will require an Erosion Control SWPPP in accordance with Chapter 173 - Stormwater Management of the Town Code. Additionally, should disturbance exceed 1 acre, compliance with NYSDEC General Permit G-0-10-001 will be required and a Notice of Intent (NOI) and MS4 Acceptance Form shall be filed with the NYSDEC. Submit draft copies to the Town Engineer for review.
- The applicant should provide additional detail for the proposed drainage swale to ensure no off-site grading is required.
- 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.
- Provide construction details for all proposed improvements.
- It appears that disturbance is proposed within a 100-year flood plain, FEMA Zone A. A Floodplain Development Permit may be required in accordance with Chapter 109 – Flood Damage Prevention of the Town Code.
- The plan shall illustrate the limits of the 100-year flood plain.

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