



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: LAPERUTA - New House Construction
Street Location: 18 CAT ROCKS DR
Zoning District: R-2A Property Acreage: 1.95 Tax ID: 102.01-2-54
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: July 22, 2014

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 22, 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 Building Department shall refer the application to the Westchester County Department of Health (WCHD) for the bedroom count and/or additional floor area for potential upgrades to the existing septic system. Any modification of the existing septic system by the WCDH shall require approval of the RPRC.
- 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.
- 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. Base sizing calculations on current soil testing results, update as necessary.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Show the tree to be protected.
- The silt fence should be relocated closer to the disturbed area.
- Provide a catch basin detail.
- The drainage calculations state that 3 rows of 2 units will be used, but fewer units are shown; please clarify.
- The proposed impervious coverage numbers differ between the coverage analysis table and the drainage calculations.

- The plans should be revised to calculation maximum exterior wall height (at the rear).

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