



# 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: Lot 86 Conyers Farm - New House Construction  
Street Location: HURLINGHAM DR  
Zoning District: R-2A Property Acreage: 10.02 Tax ID: 102.04-1-26  
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 8, 2016

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on July 6, 2016.

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:

- A Maximum Exterior Wall Height exhibit shall be submitted to the satisfaction of the Building Department (355-26.D).
- Improvements are proposed within Greenwich, CT. The Applicant shall submit documentation indicating that the Town of Greenwich has approved of the proposed stormwater system, entry gate and driveway within Greenwich to the satisfaction of the Town Engineer. In addition, a note shall be placed on the site plan, to the satisfaction of the Town Engineer, stating that improvements within Greenwich, CT have not been reviewed and approved by the Town of North Castle.
- The site plan shall be revised to eliminate reference to the "basic" amounts of Gross Land Coverage and Gross Floor Area as the Town Code has been revised to eliminate that particular regulation.
- Gross Land Coverage backup information shall be submitted.
- The submitted Gross Floor Area worksheet does not match the Gross Floor Area data contained on the site plan. The plan and worksheet shall be coordinated.
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- The wetland buffer should account for slopes greater than 25%, as described in Section 340-3 of the Town Code.
- Clarify bottom wall elevations.
- It appears a section of the wall is greater than 6 feet in height. Walls greater than 6' will require Planning Board approval. The plans shall be revised to reduce the proposed wall height below 6 feet.

- The plan shall include a pool fence and gate detail.
- 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.
- Show all required minimum yard setbacks on the plan.
- Provide a driveway and curb detail.
- The curb cut should be limited to 18 feet.
- 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.
- Additional curbing shall be installed along the north side of the driveway in the vicinity of catch basins #3 and #4 to better collect stormwater runoff. As shown, it appears runoff will sheet flow off the drive and bypass the detention system.
- 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.
- Disturbance of over one (1) acre will require an Erosion Control SWPPP in conformance with NYSDEC General Permit G-0-15-002 and filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC. Submit copies to the Town Engineer for review.
- Provide 6 inch pool drawdown volume; size infiltration to the mitigate 25-year storm runoff increase or the drawdown volume, whichever is greater.
- Show the location of the pool equipment.
- Show the connection between the pool equipment and drawdown mitigation practice.
- 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.
- Silt fence shall be installed parallel to the existing topography.
- It appears that disturbances are proposed within the locally-regulated wetland buffer. A local Wetland Permit may be required. The applicant shall illustrate the local wetland boundary and regulated buffer on the plan for verification by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field.
- The plan proposes disturbances and improvements within the regulated wetland buffer. 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