



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: MADONNA - New House Construction
Street Location: 2 KNOWLTON PL
Zoning District: R10 Property Acreage: Tax ID: 108.01-2-28.1
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: September 22, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on September 22, 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 off site stormwater mitigation plan shall be approved by the Town Engineer prior to the issuance of a building permit.
- The off site stormwater mitigation plans shall be complete prior to the issuance of Certificate of Occupancy.
- An administrative wetlands permit with Conservation Board review shall be required.
- Proposed house color shall be approved by ARB RPRC representative.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc. Locate all erosion controls on the plan.
- The existing topography should be updated to reflect current conditions in the field.
- All proposed grading should occur on the applicant's property.
- The plans should note the size of the proposed dwelling.
- Provide a landscaping plan.
- 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.
- Emergency overflow must be provided for the infiltration system. Provide sizing calculations and details.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.

- Extend the emergency outlet beyond the proposed fill pad.
- The infiltration trench should be installed parallel to the existing topography. Provide trench sizing and details.
- It appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer. A local Administrative Wetland Permit and Conservation Board review shall be required. The applicant shall illustrate the local wetland boundary and regulated 100 foot 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 100 foot 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.
- Provide a table that breaks down the existing/proposed impervious and proposed disturbance within the wetland buffer.
- The Applicant shall submit a maximum exterior wall height analysis for review. It is noted that
- that the maximum permitted exterior wall height in the R-10 Zoning District is 34 feet.
- The site plan should be revised to include an analysis of the proposed amount of Town-regulated
- tree removal.
- The home has a basement. The Applicant will need to submit an exhibit demonstrating whether the basement floor area should be included or excluded from the gross floor area calculation.

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.

At this time you may submit plans for the proposed project to the North Castle Planning Board.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3542.

Adam R. Kaufman, AICP
Director of Planning