



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: MARGOLIN - Addition
Street Location: 62 WHIPPOORWILL RD
Zoning District: R-2A Property Acreage: 2.15 Tax ID: 107.02-2-48
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: August 12, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on August 11, 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:

- Submission of a Building Height and Max Exterior Wall Height exhibit to the satisfaction of the Building Department.
- Site plan shall be revised to clearly indicate, to the satisfaction of the Town Engineer, the new features proposed as part of this application.
- The site plan shall be revised to clearly identify where the driveway is proposed to be expanded.
- The site plan shall be revised to depict proposed tree removal, if any.
- Building Department to confirm that existing septic system is adequate.
- 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.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.

- The site plan should be updated to clarify existing and proposed improvements.
- The site plan should include existing topography.
- The project is located in the Kensico Drainage Basin. Should disturbance exceed 5,000 s.f. the applicant will be required to conform with NYSDEC General Permit GP-0-15-002 and file of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC. Submit copies to the Town Engineer for review.
- It is noted that 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, disturbances over 1 acre will require conformance with NYSDEC General Permit G-0-15-002 for stormwater quality and quantity controls and filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC. Submit copies to the Town Engineer for review.
- If disturbances are less than 1 acre, 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.
- 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.
- 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.
- It appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer. A local Wetland Permit may 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.

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