



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: MCKENNA - Addition
Street Location: 25 THORNEWOOD RD
Zoning District: R-1.5A Property Acreage: 1.51 Tax ID: 102.01-1-75
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 given the environmental constraints of the property and the amount of proposed disturbance, a detailed review by the Planning Board and the Conservation Board is warranted for the proposed sport court. As a result, the Committee has determined that the sport court will be required to receive Planning Board and Conservation Board approvals.

However, the Committee also determined that Planning Board and Architectural Review Board approval of the proposed house improvements is NOT REQUIRED.

The following issues will need to be addressed prior to the issuance of a building permit for the house:

- House color shall be approved by ARB RPRC representative.
- The plan shall illustrate and quantify the total 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, walkway, drainage, outlet control structure, erosion controls, etc.
- Clarify which septic system is primary and expansion. Show both areas to be cordoned off during construction.
- Demonstrate that the required setbacks from the existing utilities to the infiltration system are met.
- County Health Department review of the adequacy of the existing septic system may be required.
- The Applicant should submit a building height and maximum exterior wall height exhibit to the satisfaction of the Building Department.
- Gross land coverage and gross floor area backup information should be submitted for review.
- All utilities should be placed underground.
- Clarify the location of the water service, as it appears to cross the septic located in the front yard.

- 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.
- Emergency overfly must be provided for the infiltration system. Provide sizing calculations and details.
- A Tree Permit will be 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.
- The existing wood post fence is shown to be located off of the applicant's property. This portion of the fence should be relocated.

At this time you may coordinate directly with the North Castle Building Department for the proposed house improvements. **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.

In addition, at this time, you may submit plans for the proposed sport court 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