



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: MCLAREN - Addition
Street Location: 4 GINA LN
Zoning District: R-2A Property Acreage: 2.00 Tax ID: 102.01-2-81
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: March 3, 2016

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 1, 2016.

The Committee determined that Architectural Review Board approval of the proposed project is REQUIRED.

In addition, the following issues will need to be addressed prior to the issuance of a building permit:

- The Applicant will need to obtain a curbcut permit from the Highway Department for the new driveway. It appears that the proposed curb cut exceeds the maximum permitted width of 18 feet.
- The Applicant will need to demonstrate that the proposed driveway will meet the minimum sight distance requirements of the Town Code (200 feet in both directions) to the satisfaction of the Town Engineer.
- It appears that the site plan depicts some sort of easement area. The site plan should identify the easement area and the plan should contain a note explaining the easement. The Applicant will need to provide documentation that the proposed driveway, basin and pipe can be located within the easement to the satisfaction of the Town Attorney.
- The Applicant will need to demonstrate that the third floor addition complies with the maximum permitted building height of 30 feet to the satisfaction of the Building Department.
- The Applicant will need to submit an exhibit demonstrating that the proposed building is below the maximum exterior wall height (lowest grade to midpoint of roof)(38 feet in the R-2A).
- The Applicant is proposing a major expansion to the house. The plans will need to be reviewed by the Westchester County Health Department regarding the adequacy of the existing septic system.
- Grading or spot elevations around the proposed garage addition should be provided.
- Proposed deck details should be submitted.

- 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.
- Show the location of the existing septic primary and expansion areas on the plan. The plan shall show this area to be cordoned off during construction.
- 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.
- The plans should indicate existing topography in the area of the infiltration system.
- Provide emergency overflow for the infiltration 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.
- Provide inspection ports on the infiltration chambers.
- The location of the wetland will need to be confirmed by the Town Wetland Consultant. Notify the Town Engineer once the wetland boundary has been established in the field.
- A proposed driveway profile should be provided to demonstrate that all driveway design criteria outlined in the Town Code have been met.
- Demonstrate that all minimum setbacks required by the WCHD have been met between the septic system (primary and expansion) and the proposed infiltration system.
- The plan shall clearly indicate the limits of removal for all rock and vegetation required to provide adequate sight lines for the driveway ingress/egress. The plan shall also clarify that all tree removal is limited to the applicant's property and/or the Town ROW. It is not clear whether any tree removal is proposed on the adjacent parcel.
- The plan shall include a note stating that the property owner is responsible for maintaining existing and proposed vegetation within the area of the required sight line at a growth height sufficient to maintain adequate sight lines and visibility for the proposed drive.

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