



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: SAVYON 4 - New House Construction
Street Location: 18 WINDMILL PL
Zoning District: R-1.5A Property Acreage: 1.5 Tax ID: 102.01-1-20
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 17, 2014

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on September 16, 2014.

The Committee determined that given the proposed house design, a detailed review by the Architectural Review Board is warranted.

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

- The Applicant will need to demonstrate to the satisfaction of the Building Department that the proposed height and maximum exterior wall height comply with the Town Code.
- All notes referencing wetland and wetland buffers should be removed.
- The label on the infiltration system should be revised to state 5 chambers are proposed.
- Demonstrate that the maximum building height criteria is met.
- Correct the road name labeled on the driveway profile.
- The proposed driveway appears to be curbed. If so, provide a curbing detail.
- Curb cuts are limited to 18' wide, per Town Code.
- The Building Department shall determine the need to refer the application to the Westchester County Department of Health (WCHD) for the bedroom count and/or additional floor area.
- 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.
- Grading proposed over the SSTS expansion area should be included in the disturbance limit. Clarify how existing trees will be protected from grading.
- The plans should note that all material from the demolished house shall be properly disposed of to an approved off-site location.
- The asphalt curb detail should be revised to extend the curbing down to the road's binder course.

- The Town specification for paving roadway is 6" base, 3½" binder course and 2½" top course. A tack coat shall be applied to all asphalt surfaces.

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