



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: ZENG - New House Construction
Street Location: 5 GUION LN
Zoning District: R-2A Property Acreage: 2.19 Tax ID: 95.01-2-10.5
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: November 3, 2015

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on November 3, 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 plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- Submission of a plan depicting the location and graphical disturbance status of all Town-regulated steep slopes within the proposed area of disturbance. In addition, the plan shall quantify the amount of steep slope disturbance in square feet.
- Plans should be revised to indicate that maximum floor area permitted is 10,459 square feet.
- Exhibit demonstrating building height and max exterior wall height to satisfaction of Building Department.
- The Building Department will need to determine whether a Building Permit or CO can be issued if the road is not complete/dedicated.
- 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.
- Show the location(s) of the stone rubble energy dissipater.
- Provide rims, inverts, size and material for all drainage facilities.
- Provide invert elevations for all drainage facilities. The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Additionally, there should be a drain inlet directly upstream of the infiltration system to provide maintenance access. Provide details.

- 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.
- The proposed footing drains should discharge away from the driveway.
- It appears that disturbances are proposed within the locally-regulated 100 foot wetland buffer. A local Administrative 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 this office 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.

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