



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: ROMANO - Garage

Street Location: 1 POND LN

Zoning District: R-1.5A Property Acreage: 1.44 Tax ID: 101.04-3-55

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 19, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on November 19, 2019.

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:

- The site contains streams and wetlands surrounding the property. The location of all regulated areas and their associated buffer should be depicted on the site plan. It appears that a wetlands permit, however, would not be required for the proposed detached garage.
- The site plan should be revised to contain a Zoning Conformance Table.
- The Applicant should submit gross land coverage and gross floor area backup data for review.
- The plan shall include a Bulk Zoning Compliance Table and illustrate and dimension all required minimum yard setbacks. It is unclear if any Zoning Variances will be required.
- The Applicant should submit a foundation planting plan for the detached garage. The plan shall break up the mass of the building utilizing a variety of plants of differing heights.
- The provided property boundary is not drawn to scale. Provide a boundary survey, including topography, signed by a New York State Licensed Land Surveyor.
- The plan shall illustrate existing topography and any proposed grading including spot grades as appropriate.
- The plan shall include driveway dimensions, as appropriate, for the proposed platform area and width.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, pavement restoration, erosion controls, etc.
- The plan shall illustrate the location of the existing utilities (well, septic, etc.). Demonstrate that the minimum required WCHD setbacks to the infiltration system, domestic well and septic are met.

- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact this office to schedule the testing.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 25-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
- Provide invert elevations for all drainage facilities. The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Provide details.
- 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 plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- If no trees are proposed to be removed by this project, the plan shall clearly state so.
- 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.

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