



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: AMERICAN BUILDING - New House Construction
Street Location: 10 FOX RIDGE RD
Zoning District: R-1.5A Property Acreage: 1.58 Tax ID: 102.01-1-65
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: April 16, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on April 16, 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 Applicant shall submit a building height and maximum exterior wall height exhibit for review.
- The Applicant shall submit gross floor area backup information for review.
- The site plan shall be revised to provide a sight line analysis at the proposed driveway intersection with Fox Ridge Road.
- The site plan shall dimension the depth of the chimney in the side yard setback. The chimney is permitted to encroach on the side yard setback by three feet. The chimney shall not be located closer than 8 feet from the property line.
- All approximate dimensions shall be removed from the Zoning Table.
- Portions of the retaining walls for the pool are located in a side yard setback. The walls shall be reconfigured to avoid encroaching on the side yard setback.
- The site plan shall be revised to depict the location of all maintained and unmaintained lawn area.
- The site plan should be revised to include a more robust planting plan. Planting details shall also be submitted.
- The submitted gross land coverage backup data (8,609 square feet) does not match the submitted gross land coverage calculations worksheet (8,329/8,612 square feet). The materials shall be coordinated.
- The plan shall illustrate and dimension all required minimum yard setbacks.

- All walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer. Provide construction details and specifications on the plan. Proposed walls appear greater than four (4) feet in height, provide top and bottom wall elevations.
- The plan shall include a pool fence and gate detail. The plan shall note that the pool fence and gate shall comply with all applicable NYS Building Code requirements.
- Provide construction details for all proposed improvements, including, but not limited to, fence, gate, sidewalk, etc.
- Provide overall site plan showing location of regulated stream and buffer near the rear property line.
- The applicant shall obtain approval from the Westchester County Department of Health (WCHD) for the proposed bedroom count and/or additional floor area and whether modifications or upgrades to the existing septic system are required.
- Show location of existing septic tank. If relocation is proposed, approval from WCHD is required.
- 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 design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour design storm event or a six (6) inch pool drawdown volume; whichever is greater. 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 construction sequence should be expanded to include site demolition and house construction.
- Show the location of the existing or proposed septic expansion areas on the plan. The plan shall show this area to be cordoned off during construction.

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