



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 Description: New House

Street Location: 11 WHIPPOORWILL LN

Zoning District: R-2A Tax ID: 107.04-1-5 Application No.: 2020-3208

RPRC DECISION: RPRC - Submit to Building Department

Date: 12/15/2020

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

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 plans shall be revised to depict proposed Building Height and Maximum Exterior Wall Height.
- The site plan depicts the removal of 32 Town-regulated trees. The Applicant shall prepare a landscaping plan for review. Trees removed from the landscape buffer zone adjacent to property lines should be replaced with new native trees.
- It appears a portion of the proposed driveway is missing grading on the plan and may require a temporary grading easement from the neighboring property to the south (it is understood that these properties are under the same ownership). The plan shall be revised to extend the profile to show the connection to the existing road.
- The plan shall dimension the driveway width and platform area. The applicant should consider additional area at the west side to back-out of the garage.
- The plan should be revised to provide additional grading to divert runoff away from the front of the proposed residence from upstream properties and the driveway. The applicant should consider curbing the driveway, drainage swales/conveyances, etc., as may be needed. Provide details.
- The plan shall include a detail for the utility penetrations for the water service and storm pipe through the existing and proposed retaining walls. The detail must demonstrate adequate protection.
- The plan shall include a wall restoration detail for the existing site retaining wall for the proposed utility penetration. Identify the limits of required removal and restoration.

- The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy/Completion.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed on-site wastewater treatment system. The tanks, piping, fields, etc. shall be illustrated on the plan for coordination.
- The plan shall illustrate the location of the proposed utilities (electrical, gas, etc.). If a gas connection is being proposed, the applicant shall provide confirmation from ConEd that service is available given the current moratorium.
- The project is located within the Kensico Drainage Basin. Disturbance of over 5,000 s.f. will require conformance with New York State Department of Environmental Conservation (NYSDEC) General Permit GP-0-20-001 and filing of a Notice of Intent (NOI) and MS4 Acceptance Form with the NYSDEC. Submit draft copies to the Town Engineer for review.
- The plan shall include emergency overflow for the infiltration system to a stabilized outfall. Provide details.
- 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.
- The retaining wall detail indicates a fence designed by others, but the plan includes a fence detail. Please coordinate.

At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit application directly to 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