



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: Patio , fire pit and steps

Street Location: 15 WOODCREST DR

Zoning District: R-2A Tax ID: 95.03-1-19 Application No.: 2020-2690

RPRC DECISION: RPRC - Submit to Building Department

Date: 07/21/2020

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 site plan should be revised to dimension the proposed patios to the property line. A patio can be no closer than 5 feet to a property line.
- The site plan should be revised to indicate the size of the proposed spruce trees. It is recommended a size of 6-8 feet in height.
- The site plan should contain a note stating that Town-regulated tree removal is not proposed. If tree removal is proposed, the Applicant should return to the RPRC for further review and evaluation.
- The plan shall illustrate all existing improvements (patios, walks, steps, septic, well, drainage, etc.) and clarify the limits of those features to be removed.
- The plan shall illustrate the location of the existing utilities (well, septic, etc.). If applicable, the plan shall show the septic area to be cordoned off during construction.
- The plan shall demonstrate that all required separation distances to the existing septic system and drilled well have been maintained.
- 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 rims, inverts, size and material for all drainage facilities. 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.
- The location and height of the existing wall should be provided. Details for the new seating wall should also be provided on the site plan.
- Show any proposed grading associated with the project.
- Provide a tree planting detail.
- The erosion controls should be illustrated on the plan.

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