



TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.northcastleny.com

RPRC DETERMINATION LETTER

Project Name: HASON - New House Construction

Street Location: 2 DEER RIDGE LN

Zoning District: R-2A Property Acreage: 2.00 Tax ID: 100.04-2-21

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: September 17, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on September 17, 2019.

The Committee determined that Planning Board and Architectural Review Board approval of the proposed project is **REQUIRED**.

In addition, the following issues will need to be addressed with the Planning Board:

- The site plan should be revised to include a substantial landscaping plan for the eastern property line. At a minimum, the plan should reflect the plantings identified on the Landscape Master Plan for the Deer Ridge Subdivision. However, given the proposed additional disturbance in and around the eastern property line a much more robust plan should be required. As part of the Deer Ridge subdivision the adjacent neighbor raised screening and tree removal as major concerns of the proposed development.
- It is recommended that the site plan preserve additional existing trees, where possible.
- The site plan should be revised to quantify the proposed amount of Town-regulated tree removal. It is recommended that a robust tree mitigation plan be required for the proposed amount of Tree removal.
- The Applicant should submit gross land coverage backup data for review.
- The Applicant should revise the building height exhibits to conform to the North Castle Town Code. Specifically, building height should be measured from the average grade to the roof midpoint. Maximum Exterior Wall Height should also be depicted. Maximum Exterior Wall Height is measured from the lowest grade to the roof midpoint. Maximum Building Height in the R-2A Zoning District is 30 feet and the maximum permitted exterior wall height is 38 feet in the R-2A Zoning District.
- The plan shall include driveway dimensions, as appropriate, for the proposed platform area and width.

- The plan shall illustrate and note that all driveway curb cuts shall be a maximum of 18 feet wide.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed construction of the on-site wastewater treatment system and drilled well.
- The subdivision that established the applicant's lot still has coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit. The lot has since changed ownership, and therefore, developing the individual lot will require the submission of a revised Notice of Intent (NOI). The revised NOI shall note that this project is part of a larger common plan and refer to the current subdivision NOI on file with the NYSDEC.
- Provide details and planting layout for the proposed rain garden.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, tree protection, construction sequence, etc. Provide details.
- The applicant should consider applying to tree/fill waivers from the WCHD to limit disturbance and tree removal in the septic expansion area.

At this time you may submit plans for the proposed project to the North Castle Planning Board.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3542.

Adam R. Kaufman, AICP
Director of Planning