



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: 22 Evergreen Row - New House Construction
Street Location: 22 EVERGREEN ROW
Zoning District: R-1A Property Acreage: 1.45 Tax ID: 101.02-2-41
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: October 16, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 15, 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 plan depicts the removal of 21 Town-regulated trees. Some of the trees proposed to be removed are located in the regulated setback zone for tree preservation. The site plan shall be revised to relocate the proposed wall and driveway apron so that there is adequate room to plant screening trees between the property line and wall to the satisfaction of the Planning Department. The plan should also be revised to provide additional screening along the perimeter of the property to mitigate the proposed tree removal.
- The site plan shall be revised to depict sight lines at the proposed new driveway intersection with Evergreen Row to the satisfaction of the Town Engineer.
- The site plan shall be revised to depict underground electric service to the satisfaction of the Town Engineer.
- A curbcut permit from the Highway Department will be required.
- Approval of the relocated water service will be required from the Water and Sewer Department.
- The plan shall include a Bulk Zoning Compliance Table and illustrate and dimension all required minimum yard setbacks.

- 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 a copy of the Westchester County Department of Health (WCHD) approval for the proposed modifications to the on-site wastewater treatment system.
- 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 100-year, 24-hour design storm event. Provide details of the stormwater mitigation system.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The plan shall illustrate the footing drain location on the site plan. Include the size, slope and material. Provide outlet protection details.
- Provide invert elevations for all drainage facilities. The plan shall include emergency overflow for the infiltration system to a stabilized outfall. 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