



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: WESTCHETER LAND DEV. - PLAN AMENDMENT
Street Location: 27 ORCHARD DR
Zoning District: R-10 Property Acreage: 0.34 Tax ID: 108.01-6-79
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 2, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on October 2, 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 plan depicts the construction of a new home and associated grading; however, the Applicant is not proposing the house at this time. The plans shall be revised to eliminate the depiction of all features not proposed at this time (house, driveway, other regrading) so that only the tree removal, grading and fill proposed at this time is depicted on the plan. It is noted that the submitted grading plan can't be implemented without the construction of the house. The plans should be revised.
- It appears that the plan may have been altered by someone other than the engineer of record. It is a violation of NYS Education Law to someone to modify the plan other than the professional who's signature and seal are on the plan.
- The Applicant will need to obtain a fill permit from the Building Department.
- The depicted trees should be relocated to be placed entirely on one lot so that ownership and maintenance responsibilities are clear.
- Grading is proposed across two separate lots. The Applicant should submit a temporary grading easement or other documentation to the satisfaction of the Town Attorney.
- 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.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, etc. 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