



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: ONE FAMILY RESIDENCE

Street Location: 3 HUNTER DRIVE

Zoning District: R-1A Tax ID: 101.03-4-53.4 Application No.: 2020-2793

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 09/08/2020

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 Planning Board approved tree preservation plan depicted several trees that were proposed to remain on this lot that have been since removed. While the site plan depicts some new trees and shrubs, it is recommended that screening plantings be provided along the side and rear yards where the common driveway passes close by in order to provide proper privacy.
- The site plan should be revised to depict the location of the required pool fence. A pool fence detail should be submitted.
- The driveway is proposed to be pervious material to mitigate stormwater. However, the driveway coverage should still be reflected in the Gross Land Coverage in the Zoning Worksheet. It is noted that common driveways and driveways serving other lots should not be counted.
- The water from the pool drawdown should be piped to the stormwater practice.
- A construction sequence should be included on the Site Plan that coordinates the development of Lot 4 with the recently approved Lot 5. The pervious pavement of the common driveway should not be installed until construction activities on both lots are completed. The underlying soils of the proposed driveway should be protected from compaction during construction. Provide details and notes to clarify all temporary measures to protect the driveway areas from compaction.
- 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 and drilled well.
- A local administrative wetland permit will be required for the proposed lot development.
- The subdivision that established the applicant's lot still has coverage under the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit filed with the subdivision. If the lot has since changed ownership, developing the lot will require the submission of a revised Notice of Intent (NOI). Provide a copy of the NYSDEC acknowledgment that the NOI has been transferred to the new owner, if needed, and that coverage has been obtained. The revised NOI should note the project is part of larger common plan and refer to the subdivision NOI on file with the NYSDEC.

At this time you must submit an 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