



# 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: BALABAN - New House Construction

Street Location: 3 SHOEMAKER LN

Zoning District: Property Acreage: Tax ID: 101.03-2-7.2

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: February 5, 2019

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The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on February 5, 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 Applicant should submit a landscaping plan for the property. At a minimum, the plan should be consistent with the approved landscape plan (L-1) from the Wampus Mills subdivision. It is highly recommended that a more detailed plan be submitted for review.
- A comparison table between the approved subdivision plan and the current site plan should be provided that compares impervious cover, disturbance and tree removal. Significant increases will require an amendment to the approved Stormwater Pollution Prevention Plan.
- The proposed sewer service invert should be shown on the plan.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed drilled well.
- A new Notice of Intent (NOI) shall be submitted on behalf of the new owner of Lot 2. The new NOI will reference the current SPDES GP-0-15-002 coverage obtained by the overall subdivision.
- The site plan should include a stabilized construction entrance.
- The applicant shall perform deep and percolation soil testing to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact the Town Engineer to schedule the testing.

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.