



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: NEW CONSTRUCTION

Street Location: 4 DEER RIDGE LN

Zoning District: R2A Tax ID: 100.04-2-20.1 Application No.: 2020-2829

RPRC DECISION: RPRC - Requires ARB

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:

- This Application shall be required to be reviewed by the Architectural Review Board to determine how the proposed house design relates to other houses approved in the Deer Ridge subdivision.
- The Westchester County Health Department will need to approve of the proposed septic system.
- The submitted "Approximate Building Height" should be replaced with actual proposed building height.
- The elevations should be revised to depict proposed "Maximum Exterior Wall Height," which is lowest elevation to roof mid-point. In the R-2A Zoning District, Max. Ext. Wall Ht. is 38 feet.
- The gross land coverage and gross floor area worksheets and backup data are not matching up exactly, please re-check and coordinate as necessary:

Use Net Lot Area on Worksheets – 2.61 acres.

GLC – 10,952 vs. 10,986

GFA – First floor - 4,180 on backup but 3,850 on worksheet. 2,710 second floor vs. 2,514. Total should be 6,890, not 6,364.

- 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. The lot has since changed ownership, and therefore, 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 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.
- The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy.
- 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 New York State Building Code requirements.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed on-site wastewater treatment system and drilled well.
- Provide details for proposed tree and shrub planting.
- There is grading proposed up to the eastern property line. The Applicant should consider a small wall to limit the amount of disturbance and to reduce the amount of tree removal.
- The expansion area of the septic area should be illustrated. The plans should clarify if trees within the expansion area will be preserved.

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