



# 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: MOTOR COURT

Street Location: 4 SHOEMAKER LN

Zoning District: R1A Tax ID: 101.03-2-7.5 Application No.: 2020-2691

RPRC DECISION: RPRC - Submit to Building Department

Date: 10/06/2020

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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 net lot area used in the gross land coverage calculations worksheet is not correct. Lot 5 of the subdivision has a net lot area of 1.117 acres (not 1.308 acres). The worksheet should be updated.
- The proposal includes the construction of a motorcourt, which would eliminate the previously approved rain garden. An underground infiltration system is now proposed to capture and treat the motorcourt and roof area. The overflow for the system shall connect to the drainage system in the street, and not discharge to the swale in the neighbor's rear yard.
- Deep and percolation tests need to be witnessed by the Town Engineer. Contact this office to schedule testing.
- Our files indicate the well was previously approved to be located in front of the house. If a new well in the rear yard is proposed, the applicant should provide a copy of the WCHD approval.
- The status of the existing water system should be clarified. If the previously approved well is already constructed, it must be abandoned, per WCHD regulations.
- Inspection ports should be provided for maintenance on the stormwater system. The infiltration chambers will have approximately 15 feet of cover. The maximum soil cover, per the manufacturer's specifications, is 12 feet. The system should be revised accordingly. Additionally, more substantial methods of access and maintenance are required, such as a manhole risers, inlet structure, etc.

- The proposed slope should be stabilized using erosion control matting. Provide a detail for the matting.

**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