



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: 5 HUNTER DRIVE

Zoning District: R-1A Tax ID: 101.03-4-53.5 Application No.: 2020-2668

RPRC DECISION: RPRC - Requires Admin Wetlands Permit

Date: 07/07/2020

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 site plan shall be amended to provide ornamental plantings to mitigate some tree removal to the satisfaction of the Planning Department.
- The Applicant should submit a gross land coverage calculations worksheet and backup information.
- The site plan should be revised to include a zoning conformance chart.
- The Applicant should provide a building height and maximum exterior wall height exhibit for review.
- The submitted gross floor area calculations worksheet total of 5,922 s.f. does not match the backup information submitted of 6,240 square feet 2,253 first floor, 888 garage, 318 porch, 2,781 second floor. In addition, any porch that has a roof must be counted as FAR. The Applicant should address this discrepancy.
- The submitted landscaping plan should be revised to provide a continuous row of evergreen screening along the southern property line as the Planning Board contemplating during the subdivision review. The proposed evergreens should be increased in size to 6-8 feet in height.
- The site plan should be revised to depict the installation of a proposed pipe and cable fence along the top of the existing hill along the eastern property line as contemplated by the Planning Board during the subdivision review. A detail of this fence should be added to the plans.

- The site plan should be revised to depict the installation of a proposed 4' high post and rail fence along the Town-regulated wetland buffer line as contemplated by the Planning Board during the subdivision review.
- The Town Engineer should confirm that all wetland mitigation plantings have been installed.
- Pursuant to the subdivision plat, each new home is required to have a fire suppression system installed.
- There is a significant increase in impervious coverage proposed when compared to the approved subdivision plans (7,329 s.f.). A revised Stormwater Pollution Prevention Plan (SWPPP) shall be submitted that accounts for this increase.
- Based on site visits with the owner in 2019, there were discrepancies between the as-built condition of the stormwater basin and outlet compared to the approved design. The as-built conditions and/or any modifications of the basin and outlet structure shall be included on the
- Site Plans and revised SWPPP.
- If the constructed basin will be used as a temporary sediment trap, the plan should indicate and detail the conversion to a permanent practice upon stabilization.
- A local Wetland Permit will be required for the proposed lot development.
- The proposed limit of disturbance shall be illustrated and quantified on the plan. The proposed disturbance should be compared to the approved disturbance amount. An increase of buffer disturbance will require additional wetland buffer mitigation.
- 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.
- Mitigation for a 6" pool drawdown shall be provided. Provide details of the mitigation system.
- The plan should clarify how the rear pool and patio stormwater will be collected and treated.
- 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.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- The proposed septic areas should be protected from construction machinery.
- The approved wetland mitigation area should be illustrated on the site plan.

- The plan shall illustrate and note that all driveway curb cuts shall be a maximum of 18 feet wide.
- The plans and details should indicate that the underlying soil in the pervious pavement driveway sections shall be uncompacted and/or restored, per the New York State Department of Environmental Conservation (NYSDEC) Guidelines, prior to driveway construction.

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