



# 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: 5 SHOEMAKER LN (LOT 3 WAMPUS MILLS) - New House Construction

Street Location: 5 SHOEMAKER LN

Zoning District: R2A Property Acreage: Tax ID: 101.03-2-7.3

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: January 22, 2020

---

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on January 21, 2020.

The Committee determined that given the environmental constraints of the property and the amount of proposed disturbance, a detailed review by the Planning Board is warranted.

In addition, the following issues will need to be addressed prior to Planning Board approval:

- The Applicant will need to submit updated gross floor area worksheets and backup data for review.
- The Applicant has constructed walls, regraded and removed trees not contemplated to be removed during the subdivision review of the project. The landscaping plan should be revised to provide additional landscaping along the rear property line in the areas of regrading and tree removal. At a minimum, the plan should provide the revegetation of the landscape buffer zone of 10 feet in the R-1A Zoning District.
- The Applicant and property owner should realize that all of the permitted gross land coverage is being utilized at this time. Additional gross land coverage for the future will not be available.
- The well line and sewer services shall be shown on the site plan.
- The Re-Subdivision of the project will require Planning Board Approval. RPRC approval is subject to the filing of the subdivision plat.
- The driveway apron from the street should be dimensioned on the driveway profile.
- Clarify existing and proposed grades for the retaining walls. The heights of the new walls and rear yard should be clarified.
- Complete Site Plan packages shall be submitted for review, including but not limited to, construction details for all improvements, erosion controls etc.

At this time you may submit plans for the proposed project to the North Castle Planning Board.

If you would like to further discuss this matter, please do not hesitate to contact my office at 914-273-3542.

Adam R. Kaufman, AICP  
Director of Planning