



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: CIPOLLONE - WALL

Street Location: 52 WINDMILL RD

Zoning District: R-1.5A Property Acreage: 1.52 Tax ID: 102.01-1-47

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: June 4, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on June 4, 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:

- Based upon the submitted plan, portions of the wall are very close to the maximum permitted wall height of 6 feet (without Planning Board approval). The plans should specifically indicate the maximum height of the tallest portion of the wall. If over six feet, the Applicant will need to obtain Planning Board approval of the wall or the wall will need to be stepped to reduce the height to under six feet.
- It appears that portions of the wall are being excluded from the proposed wall height calculation. The Applicant should explain why portions of the wall are being excluded to the satisfaction of the Town Engineer.
- The site plan should be revised to depict construction access and the location of the existing septic system. The septic fields shall be cordoned off during construction. Additionally, the Applicant should submit a construction sequence plan depicting how construction of the wall is proposed to the satisfaction of the Town Engineer.
- The site plan should be revised to indicate whether any Town-regulated tree removal is proposed. If not, a note should be added to the plan stating such.

- 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/Completion.
- The plan shall demonstrate that the minimum required WCHD setbacks from the septic to the yard drains and wall drainage are met.
- The plan notes that the existing septic system is adjacent to the proposed wall. The proposed wall layout and design may promote effluent discharge thru the wall system. The as-built location of the septic trenches shall be determined in the field and shown on the plan for coordination.
- The applicant should provide correspondence from the WCHD regarding the acceptance of the proposed retaining wall reconstruction as shown.
- The applicant should consider relocating the wall to provide adequate separation from the septic system.
- The septic area shall be cordoned off with construction fence for protection during construction.
- The silt fence shall be installed closer to the proposed disturbance areas.
- The plan shall illustrate and quantify the limits of disturbance. The plan shall note that disturbance limits shall be staked in the field prior to 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