



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: 6 DEER RIDGE LN

Zoning District: R-2A Tax ID: 100.04-2-20.2 Application No.: 2020-2451

RPRC DECISION: RPRC - Submit to Building Department

Date: 02/19/2020

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 Applicant should submit a Building Height exhibit for review.

The Applicant should submit a Maximum Exterior Wall Height exhibit for review.

The Applicant should submit a Gross Floor Area Calculations Worksheet and backup data for review.

The Applicant will need to obtain a curb cut permit from the Highway Department.

The pool is not proposed at this time; the site plan should be revised to eliminate the pool from the plan. The site plan should be revised to depict proposed grading without the pool and wall.

The site plan should be revised to further reduce Town-regulated tree removal. The depicted grading and tree removal in the area of the septic expansion should be eliminated. In addition, it appears that additional trees could be preserved between the detention pond and the septic system and expansion area.

The Applicant shall prepare a foundation landscaping plan to the satisfaction of the Planning Department.

The site plan shall be revised to depict a meandering front walkway to the satisfaction of the Planning Department.

The Applicant shall give strong consideration to providing a contrasting color on the proposed vertical siding.

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 DEC 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.

All walls greater than four (4) feet in height shall be designed by a NYS Licensed Professional Engineer. Provide construction details and specifications on the plan.

The plan shall note that the construction of all walls greater than 4 ft in height shall be certified by the design professional prior to issuance of a CO.

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 in requirements.

The plan shall illustrate and note that the driveway curb cut shall be a maximum of 18 feet wide.

Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed on-site wastewater treatment system and drilled well.

Provide a construction detail for the grassed swale. Demonstrate that the swale will have adequate capacity to convey the 100-year storm.

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