



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 Name: 6 SHOEMAKER LANE (LOT 4 OF THE WAMPUS MILLS SUBDIVISION)

Location: 6 SHOEMAKER LN

Zoning District: R-2A Property Acreage: Tax ID: 101.03-2-7.4

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 land coverage and gross floor area worksheets and backup data for review.
- The Applicant has 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 behind the house 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 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.
- It appears the required driveway apron of 4% grade at least 10' from the property line has not been provided. This should be revised to meet the Town Code requirements.
- 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