



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: MANFREDI - New House Construction

Street Location: 64 OVERLOOK RD N

Zoning District: R-10 Property Acreage: 1.15 Tax ID: 122.08-2-31

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: March 8, 2019

The above referenced application was reviewed by the Residential Project Review Committee (RPRC) on March 5, 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:

- The site plan should be revised to dimension all corners of the proposed house to the nearest property lines. The setbacks identified as the rear setback does not appear to be correct.
- The site plan should be revised to depict the disposition of all existing structures. It appears that the site plan depicts the removal of the existing home, BBQ, 1 story frame building and walk. If these features are to be demolished, the site plan should depict such.
- Walls greater than 4 feet in height shall be designed and certified by a NYS Professional Engineer. Provide details and specifications on the plan. The design engineer will be required to certify the construction of all walls over 4 ft high prior to issuance of a Certificate of Occupancy.
- 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.
- The plan shall illustrate and note that all driveway curb cuts shall be a maximum of 18 feet wide.
- Provide a driveway profile that demonstrates compliance with Section 355-59 of the Town Code.
- Provide driveway sightline profiles that demonstrate the required 200' sight distance in each direction.

- All setback dimension text should be enlarged to be a legible font size.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.
- Show and detail all new service connections, sewer, water, gas, electric, etc.
- The new water service will require replacement of the existing meter pit. Provide all required details.
- The existing Public water main should be located and illustrated from the water tower to Overlook Road North.
- It is our understanding that connection to the Town sewer system will require an extension of the Public sewer main in Overlook Road North. The location and details of this main extension should be submitted to review by the Town Engineer and the Town's Water & Sewer Dept. Final approval by the Westchester County Health Department will be required.
- The applicant shall perform deep and percolation soil testing to be witnessed by the Town Engineer. The test locations and results shall be shown on the plan. Contact this office to schedule the testing.
- Provide stormwater mitigation and design calculations for the runoff generated by the 25-year storm for the net increase in impervious surface. Provide details of the stormwater mitigation system.
- Provide rims, inverts, size and material for all drainage facilities. Provide details.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, inlet protection, tree protection, erosion control blankets, construction sequence, etc. Provide details.

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