



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 Description: New Single Family Home and Demo Existing Home

Street Location: 9 UPLAND LN

Zoning District: R-2A Tax ID: 101.04-2-4 Application No.: 2020-2818

RPRC DECISION: RPRC - Submit to Building Department

Date: 09/08/2020

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 site plan shall be revised to include a note stating that no Town-regulated tree removal is proposed.
- The site plan shall be revised to depict the removal of the existing stockade fence along the front and side lots lines.
- The site plan, demolition plan and gross land coverage backup all depict the removal of the existing paved paths on the property; however, the submitted landscape plan appears to incorporate those features. The landscape plan should be revised to be consistent with the other plans – or if the Applicant intends to keep those features, the other plans will need to be revised accordingly.
- In addition, the landscape plan depicts the gazebo to remain, while the site plan, demolition plan and gross floor area worksheet and gross land coverage worksheet depict the removal of this structure. The landscape plan should be revised to be consistent with the other plans – or if the Applicant intends to keep the gazebo, the other plans will need to be revised accordingly.
- The site plan should be revised to include a zoning conformance chart.
- The plans should be revised to depict proposed Building Height (ave grade to midpoint) and Maximum Exterior Wall Ht (lowest grade to midpoint).

- Disturbances over one (1) acre will require conformance with New York State Department of Environmental Conservation (NYSDEC) General Permit G-0-15-002 for stormwater quality and quantity controls. A Notice of Intent (NOI) and MS4 Acceptance Form will need to be filed with the NYSDEC. Submit draft copies to the Town Engineer for review.
- The stormwater mitigation system should be designed to treat the Water Quality Volume (Wqv) and mitigate the 100-year design storm.
- The applicant shall perform deep and percolation soil testing in the vicinity of the proposed mitigation system 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 a detail for the outlet control structure.
- Provide details for the sump pump and force main trench.
- Provide an erosion control and construction sequencing plan that includes construction staging areas, material storage, demolition sequencing, etc.
- The Applicant should capture the footing drain discharge in an infiltration unit prior to an overflow into the Town system.
- Improvements within the Town right-of-way will require a Highway Work Permit from the Highway Department.
- Con Edison currently has a moratorium on new gas service connections. The Applicant should provide confirmation from Con Edison that service is available or show alternative fuel sources.
- Provide a copy of the Westchester County Department of Health (WCHD) approval for the proposed on-site wastewater treatment system.

At this time you must submit an application directly to 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