



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: REVISED LAYOUT OF HOUSE INTERIOR, REAR AND FRONT PATIO,
DRIVEWAY, WALK TO DRIVEWAY, FRONT GATE ON DRIVEWAY.

Street Location: 97 HIGH ST

Zoning District: R-2A Tax ID: 100.02-1-2 Application No.: 2020-3146

RPRC DECISION: RPRC - Submit to Building Department

Date: 12/01/2020

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 application makes note of a front and rear patio. The front patio is identified on the plan, but it is not clear where the rear patio is proposed.
- The site plan should be revised to dimension the proposed gate to the front property line. The gate should not be closer than 20 feet to the front property line.
- The plan shall illustrate existing topography and any proposed grading, including spot grades, as appropriate.
- 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.
- Show the location of the existing septic system and well on the plan. The plan shall show this area to be cordoned off during construction.
- The plan shall illustrate all trees 8 inches dbh or greater located within and 10 feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- If no trees are proposed to be removed by this project, the plan shall clearly state so.

- Include erosion control measures on the plan, including, but not limited to, temporary construction access, tree protection, erosion control blankets, construction sequence, etc. Provide details.
- It appears that the locally-regulated 100-foot wetland buffer extends onto the property from an offsite wetland. It appears the proposed development isn't located within the locally regulated 100-foot wetland buffer and a local Wetland Permit will not be required, however, the applicant shall illustrate the local wetland boundary and regulated 100-foot buffer on the plan for verification by the Town Wetland Consultant. If a wetlands permit is required, it shall be processed administratively.
- The applicant shall provide a sight line plan and profile illustrating a minimum of 200 feet of visibility in each direction. For purpose of the sight line plan and profile, Westchester County GIS is acceptable. It appears existing vegetation on the north side of the property and within the right-of-way may require clearing.
- The plan shall clarify the limits of removal of the existing driveway and the restoration of the existing curb cut within the right-of-way. Provide details.

At this time, you must submit two hard copies of revised plans addressing the above issues, this determination letter and a completed building permit 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