



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 CONSTRUCTION

Street Location: 17 STERLING RD S

Zoning District: R-2A Tax ID: 108.04-1-9 Application No.: 2021-0358

RPRC DECISION: RPRC - Submit to Building Department

Date: 05/04/2021

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 elevations should be revised to depict proposed Building Height (average grade to roof midpoint).
- The elevations should be revised to depict proposed Maximum Exterior Wall Height (lowest grade to roof midpoint).
- The site plan depicts a perimeter stone wall/fence. Details of the wall should be submitted, including proposed height.
- The site plan depicts new entry piers. Details of the entry piers should be submitted, including proposed height (not to exceed 8 feet).
- The Applicant should provide gross floor area backup information for review.
- The Applicant should submit a more robust mitigation/landscape/screening plan for review that includes a plant schedule that depicts proposed plant name, size and quantity. Additional trees should be added along the Douglass Lane frontage.
- The plans shall be revised to depict preserving Town-regulated trees in the septic expansion area.
- The site plan depicts several trees proposed to be removed from the ROW. Trees located in the ROW can't be removed by the Applicant. The plans shall be revised depict all trees in the ROW as remaining.

- The proposed gross land coverage is 33 square feet below the maximum amount permitted. It is noted that only a very limited amount of land coverage will be available in the future. The Applicant should give the proposed amount of land coverage serious consideration.
- Because the existing conditions include two curb cuts, a determination from the Building Department will be required to determine if Planning Board Approval is necessary.
- The plan shall include a sight line plan and profile for the proposed driveway aprons demonstrating adequate visibility for a minimum of 200 feet in each direction.
- The plan shall illustrate adequate visibility at the intersection of Douglas Lane and Sterling Road South in accordance with Chapter 355-15(H), Yard Improvements and Building Projections, of the Town. The plan shall illustrate the required sight triangle for the intersection.
- The driveway profiles shall include the appropriate vertical geometry to demonstrate compliance with Chapter 355-59, Driveways, of the Town Code.
- The plan shall include the stationing for the proposed driveway horizontal alignments.
- Provide a copy of the Westchester County Department of Health (WCHD) Approval for the proposed on-site wastewater treatment system and drilled well.
- The plan shall illustrate the location of the proposed pool equipment.
- The proposed project is a tear-down with disturbances of over one (1) acre. The applicant will require a full Stormwater Pollution Prevention Plan (SWPPP) to be submitted in accordance with Chapter 267, Stormwater Management, of the Town Code. Additionally, the proposed stormwater practice shall be designed to mitigate the 100-year storm event. The applicant will be required to obtain coverage under the New York State Department of Environmental Conservation (NYSDEC) General Permit G-0-20-001 for Stormwater Discharge from Construction Activity. A Notice of Intent (NOI) and MS4 SWPPP Acceptance Form will need to be filed with the NYSDEC. Submit draft copies to the Town Engineer for review.
- The applicant is required to 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 the Town Engineer to schedule the testing.
- The plan shall demonstrate how the stormwater runoff generated from the proposed pool patio will be mitigated.
- The plan shall illustrate the proposed outlet invert of the emergency overflow from the proposed infiltration system. We recommend the outlet to be placed at the top of the proposed infiltration system.

- The footing drain outlet shall be relocated away from the adjacent property line. We recommend the outlet point be placed 25 feet away downgradient from the proposed septic field and possibly with the emergency overflow to discharge to the same outlet point.
- The inlet pipe to the proposed infiltration system should be placed at the top of the system.
- 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 requirements.
- The plan shall include inlet protection for the proposed catch basins. Provide Detail.
- The plan shall illustrate all trees eight (8) inches dbh or greater located within and ten (10) feet beyond the proposed limit of disturbance. Indicate trees to be removed and/or protected.
- Plans prepared by multiple consultants shall be cross-reference to each other.
- The plans shall include a note indicating the source of the survey and topographic data, including the referenced datum, utilized for the development of the plan.

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