



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: New construction

Street Location: 32 GENERAL HEATH AVE

Zoning District: R-5 Tax ID: 122.16-3-64 Application No.: 2021-0877

RPRC DECISION: RPRC - Submit to Building Department

Date: 09/21/2021

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:

- It is recommended that the driveway be reduced in depth by 3-6 feet so that the proposed house is set in a similar location as the two adjacent properties.
- A planting schedule that includes type and size of proposed plantings should be provided.
- Maximum Exterior Wall Height should be added to the elevations (lowest grade to roof midpoint). Max Ext Wall Height in R-5 District is 34 feet.
- A gross land coverage backup exhibit should be submitted for review.
- The site plan shall demonstrate that 200 feet of sight distance is provided at General Heath.
- The plan shall include existing topography and proposed grading. The applicant needs to detail grading, with specific detail towards meeting existing grades along the property lines. The applicant also must control runoff onto neighboring properties.
- Walls greater than four (4) feet in height shall be designed and certified by a NY S Professional Engineer. Provide details and specifications on the plan for all walls.
- 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.

- Show all required minimum yard setbacks on the plan.
- Provide construction details for all proposed improvements, including, but not limited to, driveway, drainage, curbing, walkways, erosion controls, etc.
- Show the location of the existing utilities and proposed service connections. All new service connections shall be underground.
- 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 the Town Engineer 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.
- Include erosion control measures on the plan, including, but not limited to, temporary construction access, silt fence, erosion control blanket, inlet protection, construction sequence, etc. Provide details.
- 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.
- Show the roof drain and discharge pipe connections on the site plan. Include the size, slope and material.
- Provide invert elevations for all drainage facilities. The plan shall include emergency overflow for the infiltration system to a stabilized outfall. 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