



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 House with pool
Street Location: 25 ORCHARD DR
Zoning District: R-10 Tax ID: 108.01-6-78 Application No.: 2022-0162
RPRC DECISION: RPRC - Requires ARB
Date: 03/16/2022

The above referenced application was reviewed by the Residential Project Review Committee (RPRC).

The Committee determined that Architectural Review Board of the proposed project is **REQUIRED**.

In addition, the following issues will need to be addressed prior to the issuance of a building permit:

- Pursuant to Section 355-15.L of the Town Code, the site plan shall be revised to relocate the pool equipment outside of the side yard setback.
- The site plan depicts the removal of all trees on the property.
- The site plan should quantify the number of trees proposed to be removed.
- The Applicant should submit a landscape/screening plan for review. The plan should provide natural or physical screening along the side and rear lot lines as well as some plantings in the front and rear yards.
- The house location depicted on plan A002 does not match the house location on the Site Plan Lot 78 plan. The plans shall be coordinated.
- The basement stair location on plan A100 does not match the basement stair location depicted on the Site Plan Lot 78 plan. The plans shall be coordinated.
- The site plan shall demonstrate that a minimum of 200 feet of sight distance is provided in both directions along Orchard Drive at the proposed driveway location.
- Please show pool patio and its drainage collection system.
- The plan shall note that the construction of all walls greater than four (4) feet in height shall be certified by the Design Professional prior to issuance of a Certificate of Occupancy/Completion.

- The plan shall illustrate existing topography and any proposed grading including spot grades as appropriate. Please provide additional detail within the eastern yard area and at the driveway parking area. Clarify whether you have permission to grade onto neighboring property.
- Provide fence and gate details, including height, material, post installation, etc. The plan shall delineate the limits of each fence type and locate all gates.
- The plan shall include driveway dimensions, as appropriate, for the proposed platform area and width.
- Provide construction details for all proposed improvements, including, but not limited to, curbing, pavement restoration, walkways, etc.
- Provide stormwater mitigation and design calculations for the runoff generated by the net increase in impervious surface for the 100-year, 24-hour design storm event.
- Rain garden sizing calculations shall be provided and follow the NYS Stormwater Design Manual guidelines accounting for ponding, soil media and gravel subdrain layer volumes. Rain garden shall be sized to mitigate runoff from the driveway during the 100-year storm event.
- Pre-treatment and an emergency overflow controls must be provided for the infiltration system. Provide sizing calculations and outlet protection details.
- The plan shall illustrate the connection between the pool equipment and drawdown mitigation practice.
- The plan shall illustrate the footing drain location on the site plan. Provide outlet protection 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, as well as replacement trees.

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 blasting or rock chipping is proposed, a permit pursuant to Chapter 122 is required.

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